



To: Members of Dublin City Council
From: Dana L. McDaniel, City Manager
Date: November 26, 2019
Initiated Jennifer M. Rauch, AICP, Interim Planning Director/Planning Manager
By: Claudia D. Husak, AICP, Senior Planner/Current Planning Manager
Re: A resolution approving and accepting the plat for The Corners subdivision

Summary

This is a request for acceptance of a Preliminary Plat to subdivide ±24 acres into three lots for the future development of office and commercial space and a public park.

Process

As provided by the Law Director's Office, when City Council approves Preliminary and Final Plats, the platting process is solely for the subdivision of the properties to identify property lines, establish easements, provide open space dedication, and create public rights-of-way. The site layout, architectural character, and open space designs for the development were previously approved by the required reviewing bodies.

Staff has been made aware that Franklin County changed submission requirements for plats to require "specific legislative reference" by the municipality. This requirement came about due to problems with documenting transfers when the plats were not approved with a legislative number. While Dublin has passed plats via motion as far back as the 1980s, this new requirement will change the acceptance of plats moving forward and will be implemented city-wide, regardless of County.

Background

Ordinance 70-19 was introduced at the November 18, 2019 City Council, which was the first reading for the rezoning with preliminary development plan for The Corners development which will accommodate up to 70,000 square feet of commercial development. This preliminary plat accompanies that ordinance. The Planning and Zoning Commission recommended approval to City Council of the rezoning with preliminary development plan of The Corners as well as the preliminary plat on September 19, 2019.

Description

The Corners development will include Lots 2 and 3, to be rezoned to PUD, Planned Unit Development District. Lot 2 is 3.8 acres and includes the existing retention basins installed with the parking lot for the office building. Walking paths connecting this lot to Lot 3 are shown on existing conditions sheet. No right-of-way dedication is required as part of this proposal.

Lot 3 is 9.67 acres and will accommodate the new “Corners” development that will be reviewed for rezoning and preliminary development simultaneously with this preliminary plat.

Lot 1 will retain the existing zoning of OLR, Office, Laboratory and Research District and is 10.23 acres in size. The western boundary of this lot follows the existing property line.

Recommendation of the Planning and Zoning Commission

The Commission reviewed and recommended approval to City Council of the preliminary plat at the September 19, 2019 meeting with one condition:

- 1) That the applicant ensures that any minor technical adjustments to the plat are made prior to City Council submittal.

The applicant has met the condition for the preliminary plat.

Recommendation

Staff recommends approval of the Resolution for the Preliminary Plat for The Corners at the November 26, 2019 City Council meeting.

RECORD OF RESOLUTIONS

Dayton Legal Blank, Inc., Form No. 30045

70-19

Resolution No. _____

Passed _____, 20____

A RESOLUTION APPROVING AND ACCEPTING THE PLAT FOR THE CORNERS SUBDIVISION

WHEREAS, application for approval of the plat for The Corners subdivision has been made under Chapter 152 of the Codified Ordinances of the City of Dublin; and

WHEREAS, the plat application has been reviewed by the Planning and Zoning Commission, which has recommended approval and acceptance of the plat; and

WHEREAS, the Council has considered the recommendation of the Planning and Zoning Commission, the reports of staff, and the subdivision requirements of Chapter 152 of the Codified Ordinances of the City of Dublin, and desires to approve said plat and accept all rights of way, easements, and other interests dedicated to the City therein;

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Dublin, State of Ohio, _____ of the elected members concurring that:

Section 1. The City Council hereby approves and accepts the plat for The Corners subdivision, attached hereto and incorporated by reference as Exhibit A.

Section 2. The City Manager, Law Director, Clerk of Council, and any other required City employee or official are authorized to execute the plat on behalf of the City.

Section 3. Pursuant to Section 4.04 of the Charter, this resolution shall take effect immediately upon passage.

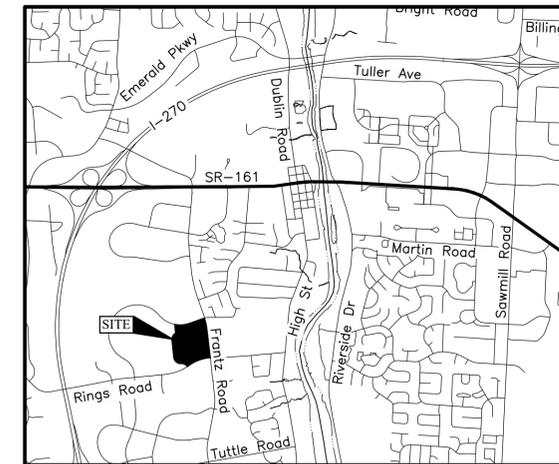
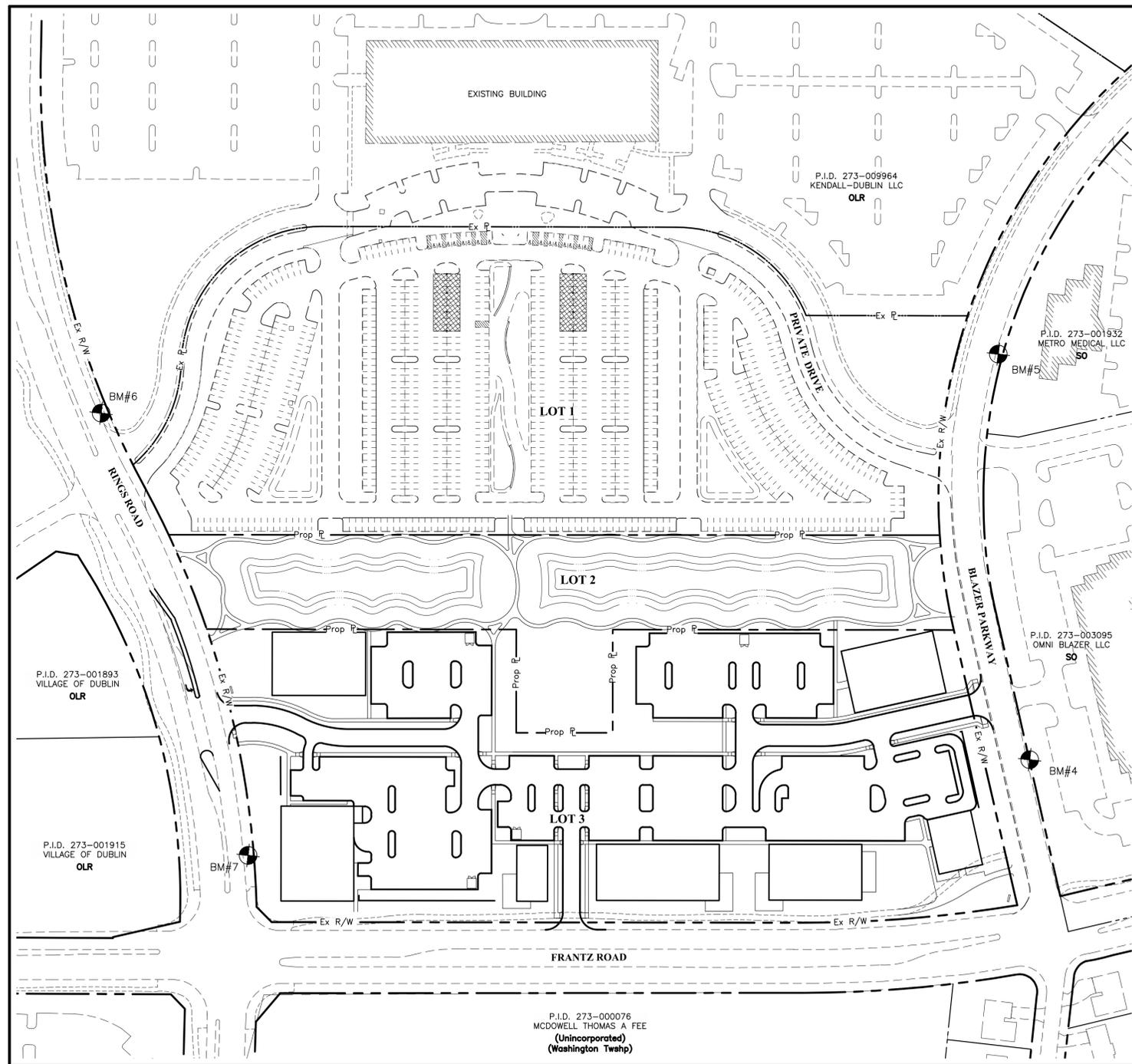
Passed this _____ day of _____, 2019.

Mayor – Presiding Officer

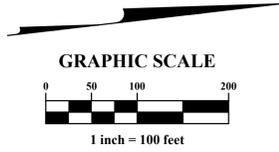
ATTEST:

Clerk of Council

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO PRELIMINARY PLAT FOR THE CORNERS 2019



LOCATION MAP
Not to Scale



SITE DATA

Zoned OLR: Office, Laboratory, & Research District
 Total Site Area: ±23.70 Acres
 P.I.D. : 273-010749-00
 Lot 1 Area: ± 10.23 Acres
 Lot 2 Area: ± 3.80 Acres
 Lot 3 Area: ± 9.67 Acres

SHEET INDEX

Title Sheet	1
Existing Conditions	2
Preliminary Plat	3
Utility Plan	4

BENCH MARKS
(NAVD 1988)

Source BM	Aluminum disk in the southeast wingwall of a culvert on Paul Blazer Parkway, 164 feet south of Rings Road, 52 feet east of the centerline of Paul Blazer Parkway. Elev. = 880.171
BM#4	Chiseled "X" on the south flange bolt of a fire hydrant located on the north side of Blazer Parkway, being the first hydrant west of Frantz Road. Elev. = 868.58
BM#5	Chiseled "X" on the south flange bolt of a fire hydrant located on the north side of Blazer Parkway, being the third hydrant west of Frantz Road. Elev. = 872.06
BM#6	Chiseled "X" on the south flange bolt of a fire hydrant located on the north side of Rings Road, being the third hydrant west of Frantz Road. Elev. = 872.31
BM#7	Chiseled "X" on the south flange bolt of a fire hydrant located on the north side of Rings Road, being the first hydrant west of Frantz Road. Elev. = 866.58

OWNER

City of Dublin
 5800 Shier Rings Rd
 Dublin, OH 43016
 Tel: (614) 410-4400

DEVELOPER

The Daimler Group
 1533 Lake Shore Drive
 Columbus, OH 43204
 Tel: (614) 488-4424

INDEX MAP
Scale: 1" = 100'

POD Design
 100 Northwoods Blvd, Ste A
 Columbus, Ohio 43235
 P 614.255.3399
 PODdesign.net



DEAN-ARCHITECTS



Daimler Group
 1533 Lake Shore Dr
 # 100, Columbus, OH
 43204



PROJECT NAME
 Frantz Road Development
 Frantz Road
 Dublin, Ohio

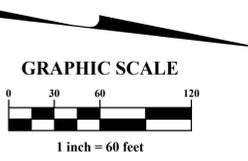
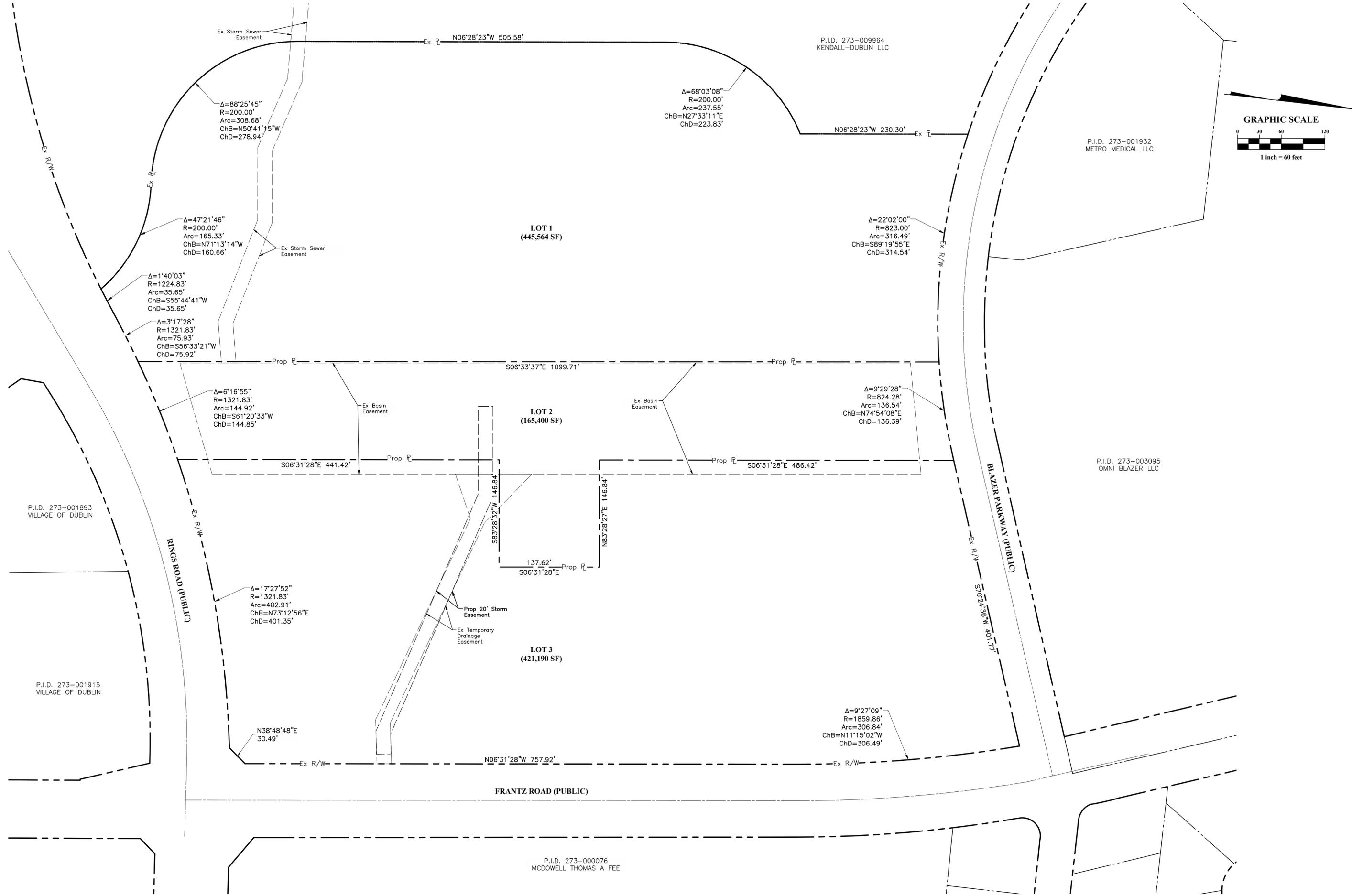
PROJECT INFO
 Project #: 18092
 By: SK/AC
 Date:
 09/03/2019

SHEET TITLE
 Title Sheet

SHEET NUMBER
 1/4

X:\2019\06\23\DWG\04\Sheets\Preliminary\Plat\20190623-PP-01-Title.dwg, Last Saved By: jbhaynes, 9/13/2019 9:53 AM, Last Printed By: jbhaynes, 9/13/2019 9:53 AM, (No Xrefs)

\\20190673\dwg\045\Sheets\1\18092\18092-PP-02-Detail.dwg - Last Saved By: jobovan_9/11/2019 9:50 AM - Last Printed By: O'Brian_Jesse_9/11/2019 9:53 AM (No Xrefs)



POD Design
100 Northwoods Blvd, Ste A
Columbus, Ohio 43235
P 614.255.3399
PODdesign.net



BEAN-ARCHITECTS

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PROFESSIONAL ARCHITECTURE LICENSE # 0110000075948
emitllc.com

PREPARED FOR
DAIMLER
Engineering • Consulting • Construction • Fabrication

PROJECT NAME
Frantz Road Development
Frantz Road
Dublin, Ohio

PROJECT INFO
Project #: 18092
By: SK/AC
Date: 09/03/2019

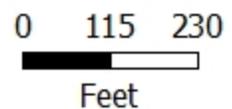
SHEET TITLE
Preliminary
Plat

SHEET NUMBER
3/4

PROJECT INFO
Project #: 18092
By: SK/AC
Date: 09/03/2019



19-082-PP
Preliminary Plat
The Corners





Planning | 2017
 Case # 19 - 082 PP
PLANNING APPLICATION

This is the general application form for Boards and Commissions. In addition, applicants should submit a checklist with the requirements for the application type indicated below. Attach additional sheets if necessary.

I. REVIEW REQUESTED:

- Administrative Appeal
- Administrative Departure
- Amended Final Development Plan
- Amended Final Development Plan - Sign
- Architectural Review Board
- Basic Development Plan Review
- Basic Site Plan Review
- Building Code Appeal
- Community Plan Amendment
- Concept Plan
- Conditional Use
- Development Plan Review - Bridge Street District
- Development Plan Review - West Innovation District
- Demolition
- Final Development Plan
- Final Plat
- Informal Review
- Master Sign Plan
- Minor Modification
- Minor Project Review
- Minor Subdivision
- Non-Use (Area) Variance
- Preliminary Development Plan/PUD Rezoning
- Preliminary Plat
- Site Plan Review - Bridge Street District
- Site Plan Review - West Innovation District
- Special Permit
- Standard District Rezoning
- Use Variance
- Waiver Review
- Wireless Communications Facility
- Zoning Code Amendment

II. PROPERTY INFORMATION: Provide information about the property including existing and proposed development.

Property Address(es): NW Corner of Frantz and Rings Roads	
Tax ID/Parcel Number(s) (List All): 273010749	Parcel Size(s) in Acres (List Each Separately): 23.7 acres
Existing Land Use/Development: vacant	Existing Zoning District: OLR
Proposed Land Use/Development: office, commercial, public	Proposed Zoning District: PUD

III. CURRENT PROPERTY OWNER(S): Indicate the person(s) or organization(s) who own the property proposed for development.

Name (Individual or Organization): City of Dublin, Dana L. McDaniel, City Manager
Mailing Address (Street, City, State, ZIP): 5200 Emerald Parkway Dublin, OH 43017
Email/Phone Number: 614-410-4400

For questions or more information, please contact Planning at 614.410.4600 | www.dublinohioUSA.gov



EVERYTHING GROWS HERE.

IV. APPLICANT(S): Complete this section if the person/organization representing the applicant/ property owner is different from the applicant.

Not Applicable

Name (Individual or Organization): Paul G. Ghidotti, Executive VP, The Daimler Group
Mailing Address (Street, City, State, ZIP): 1533 Lake Shore Drive, Columbus, OH 43204
Phone Number: 614-488-4424
Email: paulg@daimlergroup.com

V. REPRESENTATIVE(S): Complete this section if the person/ organization representing the applicant/ property owner is different from the applicant (such as the project manager or property owner's legal council).

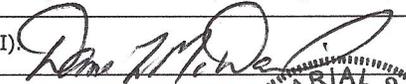
Not Applicable

Name (Individual or Organization):
Mailing Address (Street, City, State, ZIP):
Phone Number:
Email:

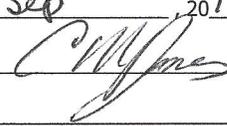
VI. PROPERTY OWNER'S AUTHORIZATION OF APPLICANT(S)/ AUTHORIZED REPRESENTATIVE: The Property Owner listed in Section III must authorize the Applicant listed in Section IV and/or the Authorized Representative listed in Section V to act on the Owner's behalf with respect to this application.

Not Applicable

I Dana L. McDaniel, the **property owner**, hereby authorize Paul G. Ghidotti to act as my **representative(s)** in all matters pertaining to the processing and approval of this application, including modification to the application. I agree to be bound by all representations and agreements made by the designated representative (listed in Sections III and/or IV).

Original Signature of Property Owner (listed in Section II): 	Date: 9/3/2019
---	----------------

Subscribed and sworn before me this 3 day of Sep, 2019

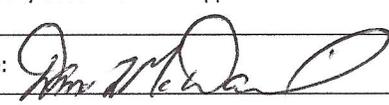
State of Ohio
 County of Franklin Notary Public 



Candace M. Jones
 Notary Public, State of Ohio
 My Commission Expires 02/01/21

VII. AUTHORIZATION TO VISIT THE PROPERTY: Site visits to the property by City representative are essential to process the application. The Property Owner/ Applicant/ Authorized Representative (listed in Section II), hereby authorizes City representatives to enter, photograph, and post a notice on the property described in this application. This is optional, but strongly recommended.

I Dana L. McDaniel, the **property owner or authorized representative**, hereby authorize City representatives to enter, photograph and post a notice on the property described in the application.

Original Signature of Property Owner or Authorized Representative: 	Date: 9/3/2019
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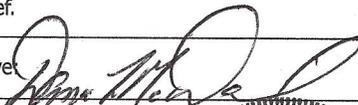
For questions or more information, please contact Planning at 614.410.4600 | www.dublinohioUSA.gov

VIII. APPLICANT'S AFFIDAVIT OF ACKNOWLEDGMENT: This section must be completed with an **original signature** and **notarized**.

Original Document Attached

I Dana L. McDaniel, the **property owner or authorized representative**, have read and understand the contents of this application. The information contained in this application, attached exhibits and other information submitted is complete and in all respects true and correct to best of my knowledge and belief.

Original Signature of Property Owner or Authorized Representative



Date: 9/3/2019

Subscribed and sworn before me this 3 day of Sep, 2020
 State of Ohio
 County of Franklin Notary Public C. M. Jones



Candace M. Jones
 Candace M. Jones
 Notary Public, State of Ohio
 My Commission Expires 02/01/21

FOR OFFICE USE ONLY:

Case Title: <u>PUD - THE CORNERS</u>	Date Received: <u>9/4/19</u>
Case Number: <u>A-082PP</u>	Next Decision Due Date (If Applicable):
Amount Received: <u>N/A</u>	
Receipt Number: <u>N/A</u>	Final Date of Determination:
Reviewing Body (Circle One): <u>ART</u> <u>ARB</u> <u>BZA</u> <u>CC</u> <u>PZC</u>	
Map Zone: <u>D-2</u>	Related Cases:
Determination or Action:	
Ordinance Number (If Applicable):	



19-081Z-PDP: PUD –
THE CORNERS

Laurie printed from NaviLine 9/6
at 8:42 am

*PAUL G. GHIDOTTI
1533 LAKE SHORE DR.
COLUMBUS, OH 43204

KENDALL-DUBLIN LLC
5151 BLAZER PKWY.
DUBLIN, OH 43017

~~PRIYANKA GANDHI
348 LONGBRANCH DR.
DUBLIN, OH 43017~~

METRO MEDICAL LLC
5050 BLAZER PKWY.
DUBLIN, OH 43017

THOMAS MCDOWELL
5742 DUBLIN RD.
DUBLIN, OH 43017

LEE NASH
339 LONGBRANCH DR.
DUBLIN, OH 43017

The following were created by
Cindy (2 pgs) per Claudia; LW
copy/pasted to 19-081 and 19-082

TENANT
320 CRAMER CREEK CT
DUBLIN, OH 43017

AUTOMATION AND CONTROL
TECHNOLOGIES, INC
6141 AVERY ROAD
DUBLIN, OH 43017

~~TENANT
332 CRAMER CREEK CT
DUBLIN, OH 43017~~

LINDA G CLARK
325 AVON CT
DUBLIN, OH 43017-1354

JASON RYAN HARLEY
HEATHER KING HARLEY
323 LONGBRANCH DR.
DUBLIN, OH 43017

~~TENANT
340 CRAMER CREEK CT
DUBLIN, OH 43017~~

DOMINIC WISLER
CARRIE WISLER
331 LONGBRANCH DR
DUBLIN, OH 43017

CHARLES J WHITAKER TR
JOYCE A WHITAKER TR
365 AVON CT
DUBLIN, OH 43017

~~TENANT
344 CRAMER CREEK CT
DUBLIN, OH 43017~~

WILLIAM BREMER
340 LONGBRANCH DR
DUBLIN, OH 43017

JAMES T & ROBIN D KENNARD
335 AVON CT
DUBLIN, OH 43017-1354

TENANT
350 CRAMER CREEK CT
DUBLIN, OH 43017

WESTDALE PROPERTIES LLC
6141 AVERY RD
DUBLIN, OH 43017

CCT HOLDINGS LTD
6141 AVERY ROAD
DUBLIN, OHIO 43017

AVISTONE CRAMER CREEK LLC
28202 CABOT RD STE 210
LAGUNA NIGUEL, CA 92677

ARC DN DUBOH001 LLC
106 YORK RD
JENKINSTOWN PA 19046

DNV GL USA, INC
5777 FRANTZ RD
DUBLIN, OH 43017

OMNI BLAZER LLC
26110 EMERY RD STE 250
CLEVELAND, OH 44128

TENANT
4872 BLAZER PW
DUBLIN, OH 43017

TENANT
4874 BLAZER PW
DUBLIN, OH 43017

TENANT
4936 BLAZER PW
DUBLIN, OH 43017

~~TENANT
4878 BLAZER PW
DUBLIN, OH 43017~~

TENANT
4890 BLAZER PW
DUBLIN, OH 43017

TENANT
300 CRAMER CREEK CT
DUBLIN, OH 43017

~~TENANT
4888 BLAZER PW
DUBLIN, OH 43017~~

~~TENANT
4892 BLAZER PW
DUBLIN, OH 43017~~
Per returned mail 9/20/19

TENANT
304 CRAMER CREEK CT
DUBLIN, OH 43017

TENANT
4868 BLAZER PW
DUBLIN, OH 43017

TENANT
4900 BLAZER PW
DUBLIN, OH 43017

TENANT
312 CRAMER CREEK CT
DUBLIN, OH 43017

~~TENANT
324 CRAMER CREEK CT
DUBLIN, OH 43017~~

TENANT
4920 BLAZER PW
DUBLIN, OH 43017

~~TENANT
316 CRAMER CREEK CT
DUBLIN, OH 43017~~



Evans, Mechwart, Hambleton & Tilton, Inc.
 Engineers • Surveyors • Planners • Scientists
 5500 New Albany Road, Columbus, OH 43054
 Phone: 614.775.4500 Toll Free: 888.775.3648

emht.com

SURVEY OF ACREAGE PARCEL

SURVEY NUMBER 2419 (4852)

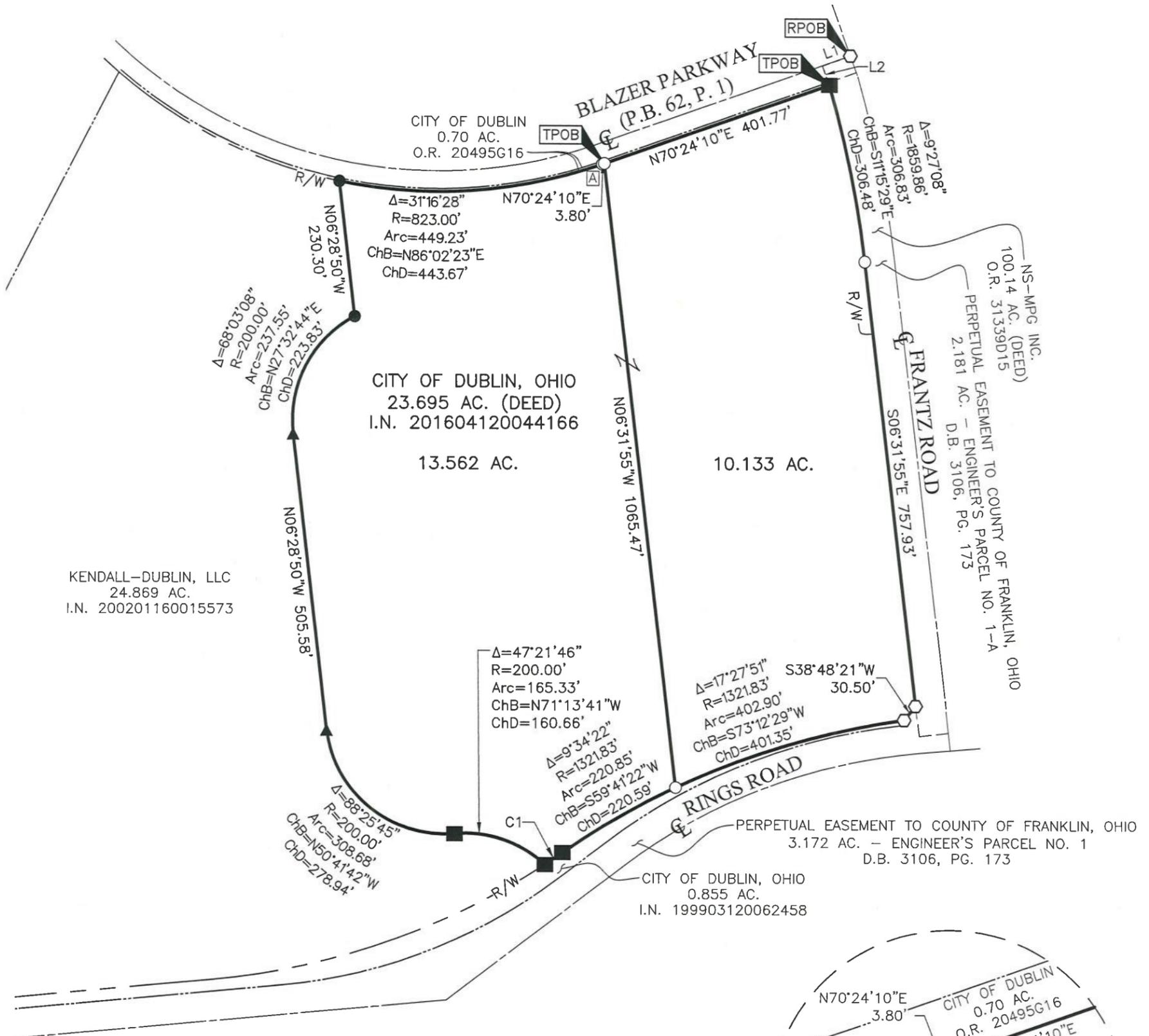
VIRGINIA MILITARY SURVEY

CITY OF DUBLIN, COUNTY OF FRANKLIN, STATE OF OHIO

Date: April 26, 2018

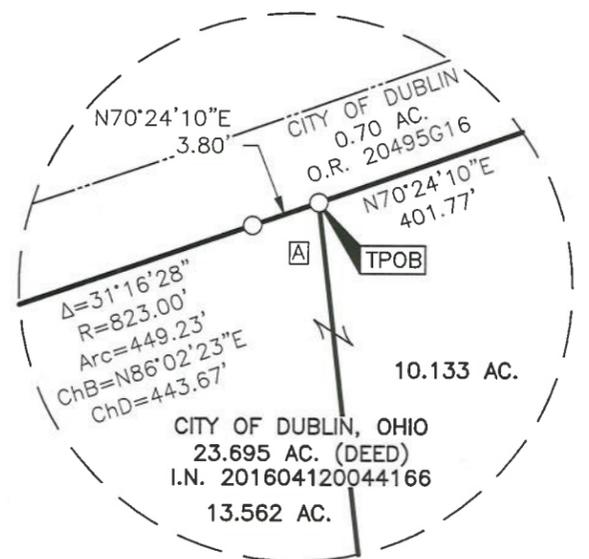
Job No: 2017-0259

Scale: 1" = 200'



CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CH. BEARING	CH. DIST.
C1	1°40'04"	1224.83'	35.65'	S55°44'14"W	35.65'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S70°24'10"W	49.85'
L2	S19°35'50"E	35.01'



Detail "A"
(Not To Scale)

SURVEY NOTE:

This survey was prepared using documents of record, prior plats of survey, and observed evidence located by an actual field survey completed on April 5, 2016.

BASIS OF BEARINGS:

The bearings shown hereon are based on the centerline of Blazer Parkway and Frantz Road, bearing South 70° 24' 10" West as shown on that plat entitled "Dedication of Paul G. Blazer Memorial Parkway" of record in Plat Book 62, Page 1, Recorder's Office, Franklin County, Ohio.

- = STONE FND.
- = CHISELED "X"
- = 5/8" REBAR FND. CAPPED "BJB" UNLESS OTHERWISE STATED
- = I.P. SET
- ◆ = MAG. NAIL FND.
- = MAG. NAIL SET
- ▲ = R.R. SPK. FND.
- △ = R.R. SPK. SET

I.P. Set are 13/16" I.D. iron pipes 30" long with cap inscribed EMHT INC.



GRAPHIC SCALE (in feet)



By John C. Dodgion
 Professional Surveyor No. 8069

Date 04/26/2018



RECORD OF ACTION

Planning & Zoning Commission

Thursday, September 19, 2019 | 6:30 pm

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

**4. The Corners
19-082**

**PID: 273-010749
Preliminary Plat**

Proposal: A Preliminary Plat for the subdivision of ±24 acres into three lots for the future development of approximately 70,000-square-feet of office and commercial space and a public park. The site is currently zoned Office, Laboratory, and Research District.

Location: Northwest of the intersection of Frantz Road and Rings Road.

Request: Review and recommendation of approval to City Council for a Preliminary Plat under the provisions of Zoning Code Section 153.066 and the Subdivision Regulations.

Applicant: Paul G. Ghidotti, The Daimler Group

Planning Contact: Claudia D. Husak, AICP, Senior Planner

Contact Information: 614.410.4675, chusak@dublin.oh.us

Case Information: www.dublinohiousa.gov/pzc/19-082

MOTION: Ms. Kennedy moved, Ms. Call seconded, to recommend approval to City Council for the Preliminary Plat with the following condition:

- 1) That the applicant ensures that any minor technical adjustments to the plat are made prior to City Council submittal.

VOTE: 7 - 0

RESULT: The Preliminary Plat was conditionally recommended to City Council for approval.

RECORDED VOTES:

Victoria Newell	Yes
Jane Fox	Yes
Warren Fishman	Yes
Kristina Kennedy	Yes
William Wilson	Yes
Mark Supelak	Yes
Rebecca Call	Yes

STAFF CERTIFICATION



Claudia D. Husak, AICP
Senior Planner/Current Planning Manager



~~Ms. Call moved, Mr. Fishman seconded, to recommend approval of the following variance from the Subdivision Regulations:~~

- ~~1) To permit the creation of Lot 1 at 1.23-acre instead of meeting the Zoning Code required 3-acre minimum.~~

~~Vote: Ms. Fox, yes; Mr. Fishman, yes; Mr. Supelak, yes; Mr. Wilson, yes; Ms. Call, yes; Ms. Kennedy, yes; Ms. Newell, yes.
(Motion passed 7-0)~~

~~Ms. Kennedy moved, Mr. Wilson seconded approval of the preliminary plat for University Boulevard, Phase 2 with the following condition:~~

- ~~1) The applicant ensure that any minor technical adjustments to the plat are made prior to City Council submittal.~~

~~Vote: Mr. Supelak, yes; Mr. Fishman, yes; Ms. Kennedy, yes; Ms. Call, yes; Mr. Wilson, yes; Ms. Fox, yes; Ms. Newell, yes.
(Motion passed 7-0)~~

[Cases 3 and 4 were considered together.]

3. The Corners, PID: 273-010749, 19-081, Rezoning with Preliminary Development Plan

Ms. Newell stated that this is a proposal for a Rezoning with Preliminary Development Plan of a ±13.5-acre site from OLR to PUD to facilitate the future development of an approximately 70,000-square-foot office and commercial center and a public park.

4. The Corners, PID: 273-010749, 19-082, Preliminary Plat

This is a proposal for a Preliminary Plat for the subdivision of ±24 acres into three lots for the future development of approximately 70,000-square-feet of office and commercial space and a public park. The site is currently zoned Office, Laboratory, and Research District.

Staff Presentation

Ms. Husak stated that this is a request for review and recommendation to City Council regarding a rezoning with preliminary development plan for a 13.5-acre site for the future construction of up to 70,000 square feet of office and commercial space and a public park. Secondly, there is a request for review and recommendation to City Council for a Preliminary Plat to subdivide 24 acres into three lots for the future development of office and commercial space and a public park. The site is located northwest of the intersection of Rings Road and Frantz Road, south of Blazer Parkway. The plat contains a parking lot, which the City constructed and owns. The boundaries for the development are Rings Road, Frantz Road and Blazer Parkway. Preceding the Informal Review for the development on June 20, there was a long public process with the DCAP Plan, which has informed some of the proposed development on this site. The City has entered into an agreement with the developer to develop this site. Many public meetings preceded tonight's meeting. The rezoning will include the two retention ponds, the park and buildings along Frantz, Blazer Memorial Parkway to the north and Rings Road to the south. Phasing is required to be

included in the preliminary development plan. None of the access points were included in the first phase, nor access to the parking area. The site lines will be revised to ensure adequate access in and through the site before this plan goes forward to Council. Three new subareas will be created. The park will be one subarea. A large amount of development will be located on the east side of the access drive, primarily retail, commercial and restaurants. On the other side of the drive could be office or commercial uses. The applicant has included commercial or office uses for the subarea located along Rings Road, excluding any type of auto-oriented uses. The buildings are relatively small, so a grocery could not be located there. Patio spaces and open spaces are included throughout the site. Even though the DCAP does permit residential for this district, it is not included in this proposed rezoning. Sign requirements are included in the text. The architecture style will be the same "rural feel" as was presented for the Informal Review in June. The City will develop the public open space, which will be programmed in a future CIP budget. The plat includes The Corners development, the park space, retention area, and the existing City parking lot, of which the City will retain ownership. The City also will retain ownership of the ponds and the park. There are three lots in the plat. Staff recommends approval of the rezoning and preliminary development plan with the following conditions:

- 1) That the preliminary development plan be revised to accurately reflect all Subareas, as outlined in the text, prior to Council review;
- 2) That the applicant revise the development text to address the maximum permitted encroachment of building canopies, awnings, eaves, and projecting signs along the Frantz Road frontage; and,
- 3) That the applicant revise the phasing plan to include adequate circulation in Phase 1.

Staff recommends approval of the preliminary plat with the following condition:

- 1) That the applicant ensure that any minor technical adjustments to the plat are made prior to City Council submittal.

Commission Questions

Ms. Fox stated that in Subarea B-1, the Permitted Uses include all administrative and business offices, professional offices, organizations and associations uses permitted in Dublin Code Section 153.026. However, Section 153.027 is commercial and neighborhood uses, which would include a grocery store, bakery, and farm market. These are the uses we had hoped to see in this development, but they are not included. Why is it restricted to Section 153.026, when the more attractive uses are in the following Code section?

Ms. Husak responded that Section 153.026 is included because it addresses the office uses. The second paragraph covers the additional uses she has referenced without having to include that Code section. If unclear, the Code section can be included.

Ms. Fox stated that Section 153.026 also allows for some uses that she would not expect to see here, such as institutions.

Ms. Husak responded that is the reason it specifically states all administrative, business and professional office uses. That eliminates the conditional uses.

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Ms. Husak responded that when the Final Development Plan details are provided, the circulation will make better sense.

Ms. Kennedy stated that with the Informal Review, Commissioners commented that they did not want a high level of busy traffic next to the City park area. She was pleased to see the traffic route broken up with the revised plan to avoid the potential for speeding traffic next to an area where children might be playing.

Mr. Ghidotti stated that it was for other purposes, as well. There is a desire to create a strong connectivity within the site that extends to the Cardinal Health site. They want to encourage the 3,000 Cardinal Health employees to visit this development during the day or at the end of the day. Speeding vehicles would discourage that desired pedestrian traffic. The pedestrian connections on the east side of the site, on the frontage and the east-west connection between the ponds to Cardinal Health are very important to this development.

Mr. Fishman inquired about traffic turning at Frantz Road.

Mr. Ghidotti responded that it would be right in/right out traffic only.

Mr. Fishman inquired about the timing of the park development. The park is an integral part of this development to the residents. He requested that information be provided for the next review.

Ms. Husak responded that when this plan goes before Council, it is likely they will address the timing needs. Presently, this project is not included in the CIP.

Mr. Fishman stated that if the traffic on Frantz Road increases, there might be future need for a turn lane. However, there is no opportunity for one to be added.

Mr. Ghidotti responded that Engineering will not permit a cut onto Frantz Road; the developer already made that request. The traffic impact study did not support even a left turn into the site.

Mr. Fishman clarified that he was referring to a dedicated right turn lane from Frantz Road to the site.

Ms. Call inquired if a turn lane from Frantz to Rings Road already exists.

Ms. Newell responded that there is none at that location. There is one further south.

Ms. Wawszkiewicz stated that, currently, the southbound right turn movement is shared with the through lane on Frantz Road. There are three opportunities to turn right into this development -- at Blazer, in the middle access to the site, and at Rings Road. If one of the three becomes congested, it will balance out on Frantz Road.

Mr. Supelak inquired the reason for the phasing.

Mr. Ghidotti stated that it is to make the park work. Once the park is constructed, the access points must be available. They are hoping to have the text approved. With that assurance, they can begin to market the site and attempt to secure the type of users that are desired. They have been reluctant to do so, because the plan has evolved. Once the text is approved, they have already engaged a marketing firm that focuses on specialty type retail. If the park was ready, and they had one of the frontages ready to go, those details would be provided in the Final Development Plan. When the first development comes in, they will need the three access points. The infrastructure needs to occur simultaneous with the development.

Public Comment

Mark Martin, 4211 Rings Road, Vice President, Llewellyn Farms Homeowners Association, Dublin requested confirmation that with this revised plan, there would be no gas station or apartments. Ms. Newell responded that is correct.

Mr. Martin inquired if the retail uses would be located along the main roads and office buildings to the rear near the ponds.

Ms. Husak stated that the retail is on the Frantz Road frontage. There is also a building that is permitted flex space, either retail or office. All the buildings are permitted to have some office use; a 50-50 mix is permitted.

Mr. Martin thanked everyone for listening to the residents' concerns and making the changes.

Terry Downing, 278 Longbranch Drive, Dublin, inquired if there was any update related to the timing of this development. At an earlier public meeting, residents were informed that it would be 5-10 years out.

Ms. Husak stated that the DCAP has a 5 – 15 year vision. This project is ahead of the zoning that will come with the DCAP. The intent is that this plan will be zoned by the end of this year. The market will drive the actual development.

Ms. Rauch stated that staff is in the process of drafting the zoning code amendments for the DCAP. The draft will be completed and the review process will begin within a couple of months.

Ms. Downing stated that she is concerned about the intent not to have like tenants with the same peaks in parking, due to the limited parking. There is already a traffic issue due to the Cardinal Health site, and now there will be additional traffic. She would request that the City consider ways to prevent parking and speeding traffic on her street. The residents on the street already experience issues whenever there are traffic backups. They appreciate the Commission considering the residents' concerns expressed at the previous public meeting.

Ms. Newell thanked the residents for their comments.

Commission Comments

Ms. Fox stated she is aware that the Final Development Plan will provide more details. In order to draw the Cardinal Health employees to this development, it is imperative that the City work with the developer to create focal greenspace on both sides. Perhaps the walkway could come in and broaden to a focal point with a fountain or other placemaking elements that would encourage the public to linger. The public should be drawn to the development for lunch and to stay awhile. In Metro Place, the office workers walk during their lunch hour, but have no place to go. It is the City's responsibility to develop that component, but she encourages staff to work with the developer to create a cohesive look.

Ms. Newell inquired if the applicant was in agreement with the proposed conditions.
Mr. Ghidotti responded that they are in agreement.

Ms. Call moved, Ms. Kennedy seconded to recommend approval to City Council for the rezoning and preliminary development plan with the following amended conditions:

- 1) That the preliminary development plan be revised to accurately reflect all Subareas, as outlined in the text, prior to Council review;
- 2) That the applicant revise the development text to address the maximum permitted encroachment of building canopies, awnings, eaves, and projecting signs along the Frantz Road frontage;
- 3) That the applicant revise the phasing plan to include adequate circulation in Phase 1;
- 4) That the development text be revised to limit the office uses in Subarea B to the office uses in the Zoning Code Section 153.026(A)(2) and the professional uses in Section 153.026(A)(3) ;
- 5) That the text be revised to allow the uses in the Neighborhood Commercial District in Code Section 153.027(A); and
- 6) That staff provide shared parking data comparing the proposal to others in the City with a Final Development Plan.

Vote: Mr. Supelak, yes; Mr. Fishman, yes; Ms. Kennedy, yes; Ms. Newell, yes; Ms. Fox, yes; Mr. Wilson, yes; Ms. Call, yes.
(Motion passed 7-0)

Ms. Kennedy moved, Ms. Call seconded to approve the preliminary plat with the following condition:

- 1) That the applicant ensure that any minor technical adjustments to the plat are made prior to City Council submittal.

Vote: Ms. Call, yes; Mr. Wilson, yes; Ms. Fox, yes; Ms. Newell, yes; Ms. Kennedy, yes; Mr. Fishman, yes; Mr. Supelak, yes.
(Motion passed 7-0)

Communications

Ms. Rauch stated that staff is in the process of making the updates to the Historic District Code and Guidelines. Ms. Fox and Ms. Kennedy, who were not present at the previous meeting for that

review, have provided their input. A final draft will be prepared to begin the formal review process later this year.

Ms. Rauch introduced new Planning Assistant, Kenny Ganter. Commission members welcomed Mr. Ganter to the City.

ADJOURNMENT

The meeting was adjourned at 8:52 p.m.

Chair, Planning and Zoning Commission

Deputy Clerk of Council

19-082PP – The Corners – Preliminary Plat

Summary

A request for review and recommendation of approval to City Council for a Preliminary Plat to subdivide ±24 acres into three lots for the future development of office and commercial space and a public park.

Site Location

The site is located northwest of the intersection of Rings Road and Frantz Road, south of Blazer Parkway.

Property Owners

City of Dublin

Applicant

Paul G. Ghidotti, The Daimler Group

Applicable Land Use Regulations

Subdivision Regulations: Sections 152.085 – 152.092

Case Manager

Claudia D. Husak, AICP, Senior Planner

(614) 410-4675

chusak@dublin.oh.us

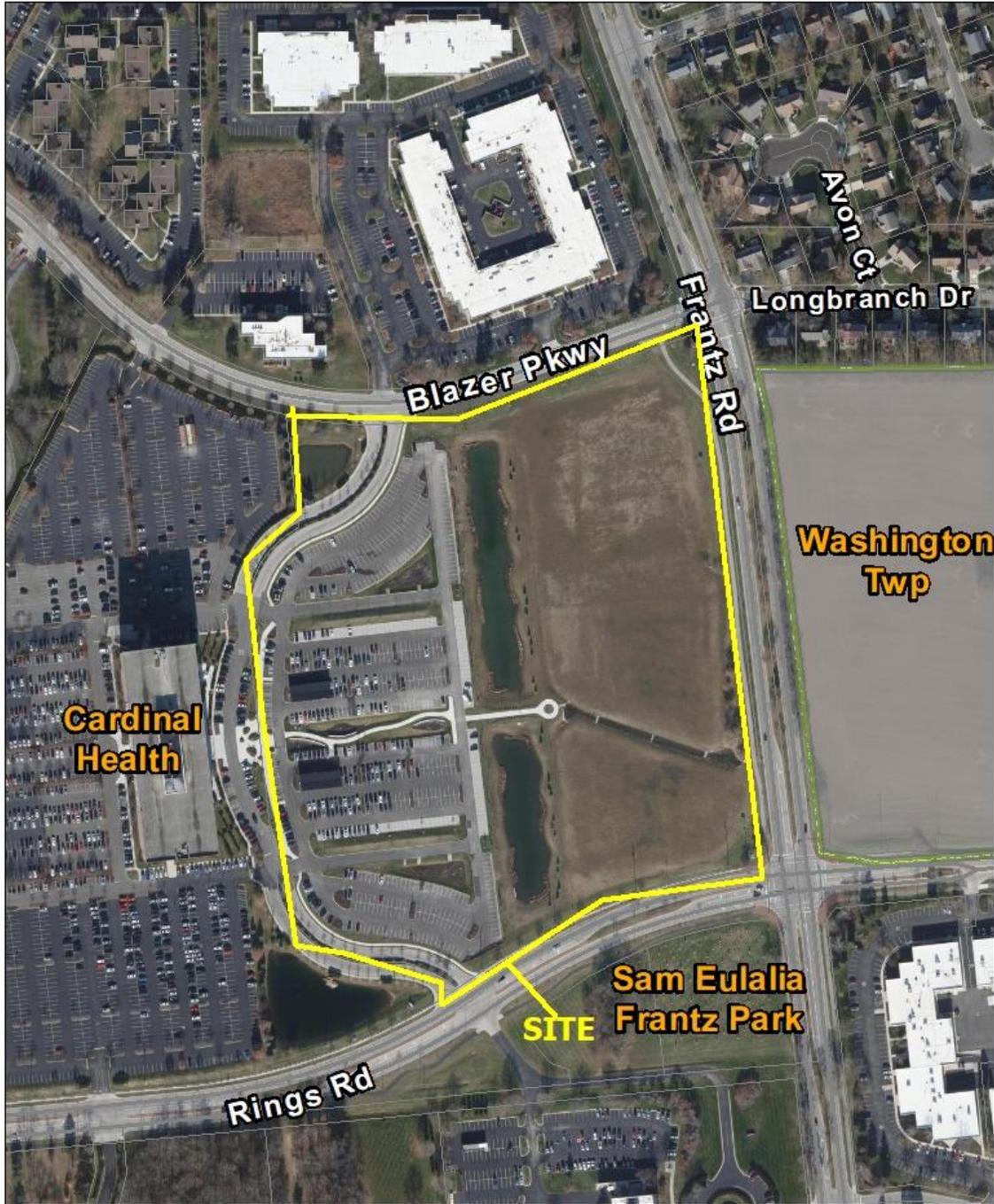
Next Steps

Upon approval by the Planning and Zoning Commission, and a recommendation of approval of the Preliminary Plat to City Council, the plat will be forwarded to Council for their acceptance.

Zoning Map



1. Context Map



 <p>City of Dublin</p>	<p>19-082-PP Preliminary Plat The Corners</p>	<p>0 115 230 Feet</p> 
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2. Overview

Background

The site is located within the planning area of the Dublin Corporate Area Plan (DCAP), which was adopted by City Council on September 10, 2018, as an amendment to the Community Plan. Among the plan's goals are the repositioning of "legacy" office sites by encouraging new, complementary investment; the creation of a walkable, mixed use environment with commensurate amenities (e.g. retail, restaurants, etc.); the use of open space as an organizational and focal element; and placemaking.

The Commission provided informal feedback regarding a proposed future rezoning application for a portion of the approximately 24-acre site that is the subject of this application on June 20, 2019 and indicated general support for proposed land use and design concepts.

The site is currently undeveloped and was purchased by the City in 2016 as an economic retention strategy to encourage relocation and expansion by Cardinal Health into the existing 7-story office building to the west. As part of the strategy, the City constructed a "smart" off-street parking lot to serve this building. The intent for the residual is to develop the site with commercial amenities within a walkable distance of Cardinal Health employees, as well as other nearby businesses and residential neighborhoods. The applicant is moving forward with the rezoning application (Case 19-081Z/PDP) and is proposing to subdivide the parcel into 3 Lots, which will be "The Corners" development, the public park and the parking lot for the existing office building.

The City of Dublin Department of Development initiated an RFQ (Request for Qualifications) process in May 2018 to identify a suitable developer to collaborate on the development of the 10-acre site retained by the City, west of Frantz Road and east of the Cardinal Health offices and associated smart parking lot. The Daimler Group is the selected developer and their team has collaborated this past year with the City on this proposal.

Site Characteristics

Natural Features

The site is rectangular in shape and void of natural features, except for a small tree stand at the northeastern corner of the site near the intersection of Frantz Road and Blazer Parkway.

Historic and Cultural Facilities

There are no historic or cultural features on this site. The Field of Corn (Sam and Eulalia Frantz park) public park and art installation is located directly south of the site across Rings Road.

Surrounding Land Use and Development Character

North: SO, Suburban Office and Institutional District (Offices within Techmart)
East: Washington Township (Rural)
South: OLR, Office, Laboratory, and Research District (Sam & Eulalia Frantz Park and DNV GL Research Offices)
West: ORL, Office, Laboratory, and Research District (Offices for Cardinal Health)

Road, Pedestrian and Bike Network

The site has frontage on three public rights-of-way: 650 feet along Blazer Parkway to the north; 1,100 feet along Frantz Road to the east; and, 700 feet along Rings Road to the south. Both the

Blazer Parkway and Rings Road frontages include sidewalk and the Frantz Road frontage has a shared use path.

Utilities

Dublink currently serves the site on all frontages. Public utilities, including sanitary and water are available in the vicinity of the site.

Proposal

Summary

This is a proposal for a preliminary plat for the subdivision of 23.7 acres into three lots for existing and future development. The applicant has indicated that Lot 3 may be divided further in the future to provide for separate lots for future buildings. The western lot (Lot 1) is developed with the 'smart' parking lot for the Cardinal Health office building and the City will retain ownership of this lot. The central lot (Lot 2) will be the location of the future public park and also includes the two existing retention ponds for the parking lot and this site.

Zoning and Lot Details

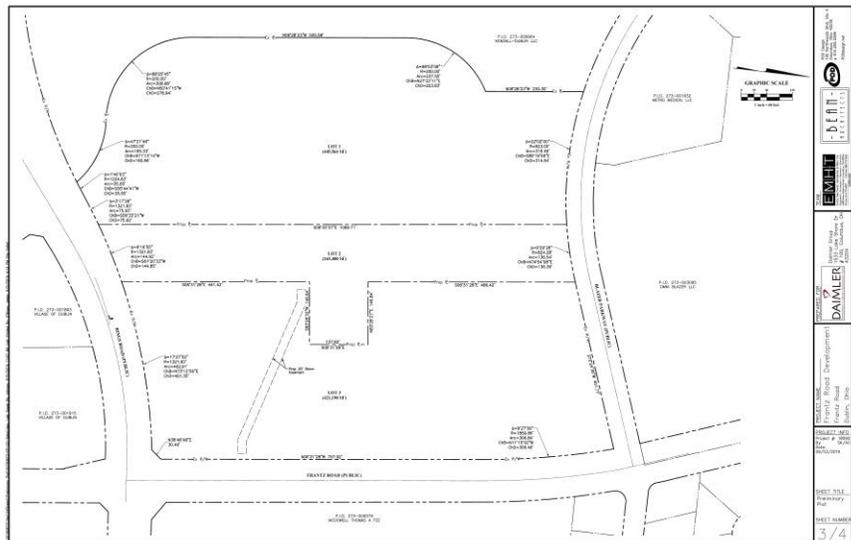
This plat is reviewed simultaneously with the application for rezoning the approximately 13-acre site to be developed as 'The Corners', which will include Lots 2 and 3, to be rezoned to PUD, Planned Unit Development District. Lot 2 is 3.8 acres and includes the existing retention basins installed with the parking lot for the office building. Walking paths connecting this lot to Lot 3 are shown on existing conditions sheet. No right-of-way dedication is required as part of this proposal.

Lot 3 is 9.67 acres and will accommodate the new "Corners" development that will be reviewed for rezoning and preliminary development simultaneously with this preliminary plat.

Lot 1 will retain the existing zoning of OLR, Office, Laboratory and Research District and is 10.23 acres in size. The western boundary of this lot follows the existing property line.

3. Preliminary Plat

The purpose of a preliminary plat is to assure conformance with the requirements set forth in the Subdivision Regulations, exclusive of other standards in the Code.



4. Criteria Analysis

The Zoning Code does not contain specific criteria to guide the review of plats. Planning bases the evaluation on the conformance of the plat with the requirements set forth in Chapter 152: Subdivision Regulations of the Code:

- 1) Plat Information and Construction Requirements
Criteria Met. The proposal is consistent with the requirements of the Subdivision Regulations. The applicant will be required to make any minor technical adjustments prior to Council review.
- 2) Lots, Street, Sidewalk, and Bikepath Standards
Criteria Met. The modification does not affect the street, sidewalk, or bikepath standards for the subdivision.
- 3) Utilities
Criteria Met. Proposed and existing utilities are shown on the preliminary plat as is a storm sewer easement connecting from the retention basins to an existing catch basin along Frantz Road.
- 4) Open Space Requirements
Criteria Met. Open space dedication is not required with this preliminary plat. However, Lot 2 is proposed to be used for a public park of which the City will retain ownership.

5. Recommendation

Planning Staff have determined that the application complies with all applicable review consideration and the intended development character of the area. Staff is recommending **approval** with one condition:

- 1) The applicant ensures that any minor technical adjustments to the plat are made prior to City Council submittal.

~~Ms. Call moved, Mr. Fishman seconded, to recommend approval of the following variance from the Subdivision Regulations:~~

- ~~1) To permit the creation of Lot 1 at 1.23-acre instead of meeting the Zoning Code required 3-acre minimum.~~

~~Vote: Ms. Fox, yes; Mr. Fishman, yes; Mr. Supelak, yes; Mr. Wilson, yes; Ms. Call, yes; Ms. Kennedy, yes; Ms. Newell, yes.~~

~~(Motion passed 7-0)~~

~~Ms. Kennedy moved, Mr. Wilson seconded approval of the preliminary plat for University Boulevard, Phase 2 with the following condition:~~

- ~~1) The applicant ensure that any minor technical adjustments to the plat are made prior to City Council submittal.~~

~~Vote: Mr. Supelak, yes; Mr. Fishman, yes; Ms. Kennedy, yes; Ms. Call, yes; Mr. Wilson, yes; Ms. Fox, yes; Ms. Newell, yes.~~

~~(Motion passed 7-0)~~

[Cases 3 and 4 were considered together.]

3. The Corners, PID: 273-010749, 19-081, Rezoning with Preliminary Development Plan

Ms. Newell stated that this is a proposal for a Rezoning with Preliminary Development Plan of a ±13.5-acre site from OLR to PUD to facilitate the future development of an approximately 70,000-square-foot office and commercial center and a public park.

4. The Corners, PID: 273-010749, 19-082, Preliminary Plat

This is a proposal for a Preliminary Plat for the subdivision of ±24 acres into three lots for the future development of approximately 70,000-square-feet of office and commercial space and a public park. The site is currently zoned Office, Laboratory, and Research District.

Staff Presentation

Ms. Husak stated that this is a request for review and recommendation to City Council regarding a rezoning with preliminary development plan for a 13.5-acre site for the future construction of up to 70,000 square feet of office and commercial space and a public park. Secondly, there is a request for review and recommendation to City Council for a Preliminary Plat to subdivide 24 acres into three lots for the future development of office and commercial space and a public park. The site is located northwest of the intersection of Rings Road and Frantz Road, south of Blazer Parkway. The plat contains a parking lot, which the City constructed and owns. The boundaries for the development are Rings Road, Frantz Road and Blazer Parkway. Preceding the Informal Review for the development on June 20, there was a long public process with the DCAP Plan, which has informed some of the proposed development on this site. The City has entered into an agreement with the developer to develop this site. Many public meetings preceded tonight's meeting. The rezoning will include the two retention ponds, the park and buildings along Frantz, Blazer Memorial Parkway to the north and Rings Road to the south. Phasing is required to be

included in the preliminary development plan. None of the access points were included in the first phase, nor access to the parking area. The site lines will be revised to ensure adequate access in and through the site before this plan goes forward to Council. Three new subareas will be created. The park will be one subarea. A large amount of development will be located on the east side of the access drive, primarily retail, commercial and restaurants. On the other side of the drive could be office or commercial uses. The applicant has included commercial or office uses for the subarea located along Rings Road, excluding any type of auto-oriented uses. The buildings are relatively small, so a grocery could not be located there. Patio spaces and open spaces are included throughout the site. Even though the DCAP does permit residential for this district, it is not included in this proposed rezoning. Sign requirements are included in the text. The architecture style will be the same "rural feel" as was presented for the Informal Review in June. The City will develop the public open space, which will be programmed in a future CIP budget. The plat includes The Corners development, the park space, retention area, and the existing City parking lot, of which the City will retain ownership. The City also will retain ownership of the ponds and the park. There are three lots in the plat. Staff recommends approval of the rezoning and preliminary development plan with the following conditions:

- 1) That the preliminary development plan be revised to accurately reflect all Subareas, as outlined in the text, prior to Council review;
- 2) That the applicant revise the development text to address the maximum permitted encroachment of building canopies, awnings, eaves, and projecting signs along the Frantz Road frontage; and,
- 3) That the applicant revise the phasing plan to include adequate circulation in Phase 1.

Staff recommends approval of the preliminary plat with the following condition:

- 1) That the applicant ensure that any minor technical adjustments to the plat are made prior to City Council submittal.

Commission Questions

Ms. Fox stated that in Subarea B-1, the Permitted Uses include all administrative and business offices, professional offices, organizations and associations uses permitted in Dublin Code Section 153.026. However, Section 153.027 is commercial and neighborhood uses, which would include a grocery store, bakery, and farm market. These are the uses we had hoped to see in this development, but they are not included. Why is it restricted to Section 153.026, when the more attractive uses are in the following Code section?

Ms. Husak responded that Section 153.026 is included because it addresses the office uses. The second paragraph covers the additional uses she has referenced without having to include that Code section. If unclear, the Code section can be included.

Ms. Fox stated that Section 153.026 also allows for some uses that she would not expect to see here, such as institutions.

Ms. Husak responded that is the reason it specifically states all administrative, business and professional office uses. That eliminates the conditional uses.

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Ms. Husak responded that when the Final Development Plan details are provided, the circulation will make better sense.

Ms. Kennedy stated that with the Informal Review, Commissioners commented that they did not want a high level of busy traffic next to the City park area. She was pleased to see the traffic route broken up with the revised plan to avoid the potential for speeding traffic next to an area where children might be playing.

Mr. Ghidotti stated that it was for other purposes, as well. There is a desire to create a strong connectivity within the site that extends to the Cardinal Health site. They want to encourage the 3,000 Cardinal Health employees to visit this development during the day or at the end of the day. Speeding vehicles would discourage that desired pedestrian traffic. The pedestrian connections on the east side of the site, on the frontage and the east-west connection between the ponds to Cardinal Health are very important to this development.

Mr. Fishman inquired about traffic turning at Frantz Road.

Mr. Ghidotti responded that it would be right in/right out traffic only.

Mr. Fishman inquired about the timing of the park development. The park is an integral part of this development to the residents. He requested that information be provided for the next review.

Ms. Husak responded that when this plan goes before Council, it is likely they will address the timing needs. Presently, this project is not included in the CIP.

Mr. Fishman stated that if the traffic on Frantz Road increases, there might be future need for a turn lane. However, there is no opportunity for one to be added.

Mr. Ghidotti responded that Engineering will not permit a cut onto Frantz Road; the developer already made that request. The traffic impact study did not support even a left turn into the site.

Mr. Fishman clarified that he was referring to a dedicated right turn lane from Frantz Road to the site.

Ms. Call inquired if a turn lane from Frantz to Rings Road already exists.

Ms. Newell responded that there is none at that location. There is one further south.

Ms. Wawszkiewicz stated that, currently, the southbound right turn movement is shared with the through lane on Frantz Road. There are three opportunities to turn right into this development -- at Blazer, in the middle access to the site, and at Rings Road. If one of the three becomes congested, it will balance out on Frantz Road.

Mr. Supelak inquired the reason for the phasing.

Mr. Ghidotti stated that it is to make the park work. Once the park is constructed, the access points must be available. They are hoping to have the text approved. With that assurance, they can begin to market the site and attempt to secure the type of users that are desired. They have been reluctant to do so, because the plan has evolved. Once the text is approved, they have already engaged a marketing firm that focuses on specialty type retail. If the park was ready, and they had one of the frontages ready to go, those details would be provided in the Final Development Plan. When the first development comes in, they will need the three access points. The infrastructure needs to occur simultaneous with the development.

Public Comment

Mark Martin, 4211 Rings Road, Vice President, Llewellyn Farms Homeowners Association, Dublin requested confirmation that with this revised plan, there would be no gas station or apartments. Ms. Newell responded that is correct.

Mr. Martin inquired if the retail uses would be located along the main roads and office buildings to the rear near the ponds.

Ms. Husak stated that the retail is on the Frantz Road frontage. There is also a building that is permitted flex space, either retail or office. All the buildings are permitted to have some office use; a 50-50 mix is permitted.

Mr. Martin thanked everyone for listening to the residents' concerns and making the changes.

Terry Downing, 278 Longbranch Drive, Dublin, inquired if there was any update related to the timing of this development. At an earlier public meeting, residents were informed that it would be 5-10 years out.

Ms. Husak stated that the DCAP has a 5 – 15 year vision. This project is ahead of the zoning that will come with the DCAP. The intent is that this plan will be zoned by the end of this year. The market will drive the actual development.

Ms. Rauch stated that staff is in the process of drafting the zoning code amendments for the DCAP. The draft will be completed and the review process will begin within a couple of months.

Ms. Downing stated that she is concerned about the intent not to have like tenants with the same peaks in parking, due to the limited parking. There is already a traffic issue due to the Cardinal Health site, and now there will be additional traffic. She would request that the City consider ways to prevent parking and speeding traffic on her street. The residents on the street already experience issues whenever there are traffic backups. They appreciate the Commission considering the residents' concerns expressed at the previous public meeting.

Ms. Newell thanked the residents for their comments.

Commission Comments

Ms. Fox stated she is aware that the Final Development Plan will provide more details. In order to draw the Cardinal Health employees to this development, it is imperative that the City work with the developer to create focal greenspace on both sides. Perhaps the walkway could come in and broaden to a focal point with a fountain or other placemaking elements that would encourage the public to linger. The public should be drawn to the development for lunch and to stay awhile. In Metro Place, the office workers walk during their lunch hour, but have no place to go. It is the City's responsibility to develop that component, but she encourages staff to work with the developer to create a cohesive look.

Ms. Newell inquired if the applicant was in agreement with the proposed conditions.
Mr. Ghidotti responded that they are in agreement.

Ms. Call moved, Ms. Kennedy seconded to recommend approval to City Council for the rezoning and preliminary development plan with the following amended conditions:

- 1) That the preliminary development plan be revised to accurately reflect all Subareas, as outlined in the text, prior to Council review;
- 2) That the applicant revise the development text to address the maximum permitted encroachment of building canopies, awnings, eaves, and projecting signs along the Frantz Road frontage;
- 3) That the applicant revise the phasing plan to include adequate circulation in Phase 1;
- 4) That the development text be revised to limit the office uses in Subarea B to the office uses in the Zoning Code Section 153.026(A)(2) and the professional uses in Section 153.026(A)(3) ;
- 5) That the text be revised to allow the uses in the Neighborhood Commercial District in Code Section 153.027(A); and
- 6) That staff provide shared parking data comparing the proposal to others in the City with a Final Development Plan.

Vote: Mr. Supelak, yes; Mr. Fishman, yes; Ms. Kennedy, yes; Ms. Newell, yes; Ms. Fox, yes; Mr. Wilson, yes; Ms. Call, yes.
(Motion passed 7-0)

Ms. Kennedy moved, Ms. Call seconded to approve the preliminary plat with the following condition:

- 1) That the applicant ensure that any minor technical adjustments to the plat are made prior to City Council submittal.

Vote: Ms. Call, yes; Mr. Wilson, yes; Ms. Fox, yes; Ms. Newell, yes; Ms. Kennedy, yes; Mr. Fishman, yes; Mr. Supelak, yes.
(Motion passed 7-0)

Communications

Ms. Rauch stated that staff is in the process of making the updates to the Historic District Code and Guidelines. Ms. Fox and Ms. Kennedy, who were not present at the previous meeting for that

review, have provided their input. A final draft will be prepared to begin the formal review process later this year.

Ms. Rauch introduced new Planning Assistant, Kenny Ganter. Commission members welcomed Mr. Ganter to the City.

ADJOURNMENT

The meeting was adjourned at 8:52 p.m.

Chair, Planning and Zoning Commission

Deputy Clerk of Council



RECORD OF DISCUSSION

Planning & Zoning Commission

Thursday, June 20, 2019 | 6:30 pm

The Planning and Zoning Commission discussed the following proposal at this meeting:

2. Daimler Development Concept 19-047INF

PID: 273-010749
Informal Review

Proposal: To rezone approximately ten acres at the intersection of Frantz and Rings Road from Office, Laboratory & Research District to Planned Unit Development for a commercial, mixed-used center including office, restaurant/retail and open space.

Location: Northwest of the intersection of Frantz Road and Rings Road.

Request: Informal review and feedback on a possible future development application.

Applicant: Paul Ghidotti, The Daimler Group

Planning Contact: Vincent Papsidero, FAICP

Contact Information: 614.410.4682, vpapsidero@dublin.oh.us

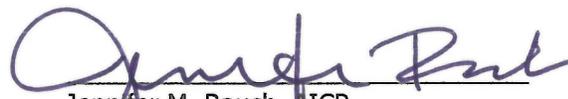
Case Information: www.dublinohiousa.gov/pzc/19-047

RESULT: The Commission provided informal feedback regarding the proposed design concepts and were supportive of the redevelopment of the site. The Commission was supportive of the proposed architectural concept and the high-quality design desired for this site. The members encouraged the applicant to look for an opportunity to connect with the Field of Corn site. They liked the proposed pedestrian connectivity and encouraged the applicant to ensure it was well maintained throughout the site and to the surrounding development. The Commission shared that the proposed park areas effectively reached the streets to draw people into and through the site. The members encouraged the applicant to pursue an internal drive that is well designed and does not promote cut-through traffic.

MEMBERS PRESENT:

Victoria Newell	Yes
Jane Fox	Yes
Warren Fishman	Yes
Kristina Kennedy	Yes
William Wilson	Yes
Mark Supelak	Yes
Rebecca Call	Yes

STAFF CERTIFICATION



Jennifer M. Rauch, AICP
Interim Planning Director



~~Mr. Jones stated that he has completed many health care buildings, and he sympathizes with health care architects. Often the inside drives the design of the outside. Their primary mission is to take care of senior citizen clients with the best possible setting and care. This will be a world-class rehabilitation hospital, unparalleled in the country. The 22-foot wide corridor on the inside is driving the design of the outside. These patients will spend most of their time inside, and very limited time outside in the campus. They appreciate the Commissioners' comments, and are excited about becoming a part of this community.~~

~~There was no public comment.~~

3. Daimler Development Concept, PID: 273-010749, 19-047INF, Informal Review

Ms. Newell stated that this application is a request for an informal review and feedback on a proposal to rezone approximately ten acres at the intersection of Frantz and Rings Road from Office, Laboratory & Research District to Planned Unit Development District for a commercial, mixed-used center including office, restaurant/retail and open space.

Case Presentation

Mr. Papsidero stated that this is an informal review of a Concept Plan, which is anticipated to lead to a rezoning of the PUD. This concept is part of a larger strategy related to the retention of Cardinal Health in the nearby six-story office building. The City acquired this 10-acre parcel, which is part of a larger tract of land, with the intention of constructing a City-owned parking lot to lease to Cardinal Health with an expectation of developing the site to provide some amenities for the Cardinal Health workforce.

Site

The site is currently a large, open field. The previous large pond on the site was removed to enable construction of the parking lot, and new, smaller ponds and landscaping were added. The goal is to more heavily landscape the ponds and make them an aesthetic feature for the City. To the north of the site is a Tech Flex, one-story office building; across Rings Road is the McDowell property, which is farmed; to the south is the "Field of Corn" public art installation; and to the west is the office building.

Dublin Corporate Area Plan

Staff has been working with the developer to ensure that the Concept Plan is consistent with the Dublin Corporate Area Plan (DCAP). The goals are:

- Repositioning "legacy" office sites by encouraging new, complementary investment
- Creating walkable, mixed use environments with commensurate amenities
- Use of open space as an organizational and focal element
- Placemaking

This site falls within the Mixed Use Regional Sub-District 2, which recommends:

- Corporate offices with supporting retail services
- Limited amount of multi-family (max 30 du/ac)
- This specific site should accommodate a mix of uses as a neighborhood center

The plan identified 12 different sites within the planning area, and provided some detailed policy guidance. Specific to this site (Site 9), the plan recommends:

- Neighborhood-oriented retail and restaurant uses (no bars) for Frantz Road frontage
The “no bars” provision was a result of one of the last public community meetings. The community did not support the idea of more intensive bar-specific restaurant uses, only a traditional restaurant, in this location.
- Second story office uses
- Site design should allow direct pedestrian linkage from the Frantz Road sidewalk through the site to the properties to the west

This proposal is for a Mixed-Use Neighborhood Center, which will include retail/restaurant outparcels, office uses and a City park on the 10-acre site [aerial views shown]. Daimler has proposed two concepts (Concept A and Concept B) for PZC’s feedback. [Differences in the concepts were reviewed.]

The proposed architecture of the commercial buildings is “modern farmhouse.” The park will be designed by the Dublin Park and Recreation Department and would be owned and managed by the City. A public process would be followed to determine the best park amenities for the neighborhoods and the nearby office park.

Staff has proposed the following discussion questions to guide the Commission’s discussion and feedback:

- 1) Does the proposal sufficiently address the policies and land uses set forth in the Dublin Corporate Area Plan?**
- 2) Does the Commission prefer the distribution of uses in Concept A or in Concept B?**
- 3) Will the arrangement of land uses support the placemaking and streetscape enhancement goals for this site?**
- 4) Does the Commission support the proposed architectural character of this development?**
- 5) Other considerations by the Commission**

Commission Questions

Ms. Kennedy requested clarification of the pedestrian and vehicular connections through the site. Mr. Papsidero clarified that the north-south line is the vehicle connection; the thin, double-arrow east-west lines depict the pedestrian connectivity.

Ms. Kennedy inquired if these concepts were shared with the public.

Mr. Papsidero responded that broad concepts were shared at a public meeting several months ago. The concepts shown tonight are the next-step concepts. They are posted on the web.

Mr. Fishman inquired if the non-bar restaurants would have liquor permits.

Mr. Papsidero responded affirmatively. They will not be bar-only entities, but they will be higher-end restaurants that serve liquor.

Applicant Presentation

Mr. Papsidero clarified that the City is the applicant; the co-applicant is the Daimler Group.

Paul Ghidotti, 6840 Macneil Drive, Dublin, 43017, stated that staff and the Daimler Group hosted a public meeting on November 27, 2018 at the Dublin Community Recreation Center to introduce the project objectives. Approximately 50 stakeholders attended the meeting, which included a brief presentation to introduce the project and share initial concepts regarding possible land uses and architectural character. The presentations and Q&A were followed by an open house where attendees were invited to share their thoughts. Presentation boards with conceptual land uses, architectural character images, and ideas for open space/streetscape treatment were also available for the public's comment. Attendees were asked to provide feedback using green dot stickers to vote on images/aspects of the concepts that they liked, and red dots to indicate dislike. This development proposal reflects the feedback collected at that meeting. He reviewed the differences in the concepts. He invites the Commission to share their feedback using staff's suggested questions. The next time he will be before the Commission is for the rezoning application.

Public Comment

Sven Christianson, 5765 Settlers Place, thanked the City for the Dublin Corporate Area Plan. He appreciates that this is a PUD. He hopes that the same PUD opportunity is possible when the area next to their neighborhood is developed. Regarding Concept A and Concept B, specifically, he prefers Concept B. The Field of Corn is one of the most visited public art sites in Dublin. Drawing some of those visitors into the nearby retail would be an advantage for those businesses. He would suggest flipping the public park to the other side in the plan, as it would give more visibility.

Ms. Kennedy inquired why he preferred Concept B.

Mr. Christianson responded that currently, visitors to the Field of Corn park off the driveway and leave tire marks in the ground. Moving the parking for those visitors into a nearby retail area would be an advantage for both the park and the shop owners. There has been nothing in this area, and creating this presence on one of the main corridors into Dublin would be beneficial.

Ms. Kennedy inquired if Mr. Christianson preferred a particular shape for the top park -- long versus centrally located.

Mr. Christianson stated that he likes the elongated park; it is a scenic area.

Commission Discussion

Ms. Kennedy stated that she loves this plan, particularly Concept A, because every building has access to greenspace - evaluating it from a building occupant perspective. She does like Mr. Christianson's suggestion about making the main entrance more prominent to draw people in. She likes the architectural proposals and those that have already been constructed in the community. She has no concerns about this plan.

Mr. Fishman stated he likes both Concept A and Concept B and has no issues with either. He also likes Mr. Christianson's suggestion to expand the Field of Corn parking. In summary, he is excited about this proposal.

Ms. Call stated that Mr. Ghidotti has caught the vision of Dublin. She does not have a preference between Concepts A or B. She appreciates the consideration to pedestrian access that has been provided into the interior of the parcels. Regarding the comment related to the Field of Corn, there are some opportunities and believes it would be beneficial to have a discussion regarding mitigation of the traffic concerns. Although that issue may be unrelated to this parcel discussion, Dublin has some amazing amenities. It is important to address the issues without overburdening some parcels when it is possible to address them onsite or immediately adjacent to the site.

Mr. Supelak stated that he is supportive of either Concept A or B. He appreciates that the centralized park in Concept A is accessible to all users on the site. However, the parks that extend to the street become an amenity for the rest of the City. City residents are aware of the park because it is not hidden behind the building mass. He agrees with Mr. Christianson's suggestion to connect the vehicular access drive to the Field of Corn. Relative to the placemaking question, the answer may be that Concept B does create a better connection from the Field of Corn to the site in question. Perhaps the drive through the site in Concept B has a more parkway feel. He likes the architecture. In summary, he is satisfied with either concept.

Mr. Wilson stated that he likes Concept B a little better because of the flow of the streets through the site. There is a unique opportunity here to begin absorbing what is around the site, so that it can be part of the neighborhood. We are not imposing the site, but are designing the site within the surrounding space.

Ms. Newell stated that she prefers Concept B. The elongated park along the water features appears to incorporate all into one park. She is supportive of the architecture that is proposed. We like very well designed architecture in the City, which will be discussed in more detail as the application moves forward. She is glad to see this proposal for a PUD. It is the best way to respond to both our residential and corporate residents in the surrounding area and will result in the best project. Mr. Christianson does have some valid comments about the Field of Corn. Generally, however, there are only one or two vehicles there. The layout of the park is being dictated by the need for relocating a curbcut, so flipping the plan would not be an easy solution. Her final comment is in regard to the vehicular pathway through the site. It needs to be treated in a very aesthetic way to get the best development on this site, more than what we would typically for a service drive. When reusing these places with more urban development – alleys often can function with the restaurants at different hours as part of the amenity of the area. That might call for pavers or other amenities that will still permit traffic flow, but they become an aesthetic of the overall development. In the end, that will make a very successful project.

Mr. Ghidotti stated that he believes this could become an A- or B+ plan, or some combination of the two concepts. The market will drive who the end users are, but an attempt will be made to attract those preferred. Over the last year, they have not been able to identify the plan so have not pursued the end users. He does not like two elements about Concept B. He does not like how straight the driveway is that runs north to south. They do not want to create an excuse for someone to avoid the traffic light at Rings and Frantz roads and cut through this site. This site is intended to be very pedestrian friendly, with people playing in the park and programmed events in the park, or pedestrians moving from Frantz Road to the Cardinal Health site. The last thing desired is cut-through traffic.

Concept A has a more circuitous road through it, which will slow traffic. In Concept A, he likes that the office use at the northwest corner of the site gets the benefit of the water. In Concept B, it is tucked between retail and the road. If they want to attract the right office user, they should put that user on the water. The linear park in Concept B will not lend itself well to park activities. He prefers the northeast corner opportunity in Concept B. The park is there, and a restaurant on that corner would have the opportunity for outdoor seating that sits on the park. The pedestrian path extending west to Cardinal Health is intended to be a dedicated pathway from the bikepath on Frantz Road that runs through the park and past the ponds to Cardinal Health. That would be another reason they prefer not to have direct traffic moving north and south. From the streetscape perspective, the intention is to front Frantz Road with building facades and/or parks and/or outdoor seating, bringing the activity to and engaging the street. Finally, Mr. Christianson's comment is excellent. Perhaps they could add a small pocket park across from the Field of Corn, which potentially could be connected to the retail development that looks over the Field of Corn.

Ms. Fox stated that Mr. Ghidotti has created a plan that accurately addresses the DCAP. She is very happy to begin seeing the results of that plan. She likes Concept A and really likes the modern farmhouse architecture style. It relates to the Field of Corn and is unlike any other architecture in the community. Driving through this area and seeing the interesting architecture next to the Field of Corn will draw visitors to the site. She believes there is opportunity to massage the park plan in Concept A so that it is not necessarily one huge park. There is opportunity with the buildings to use the park as the focal point. With a linear park, the background disappears, and there is no intimacy. She is hopeful that the City will dedicate some space for creation of a natural green backdrop on the other side of the linear ponds. Concerning connectivity, she likes the idea that the road is circuitous. Today, it is also important to accommodate walking, biking, Lyft, Uber and shuttle transports.

Mr. Newell stated that she understands the marketing reasons for preferring Option A and understands Mr. Ghidotti's concern about the drive. She still prefers Option B because the park engages the street, and in the end, will create a more inviting place for the community, instead of it being isolated within the center. How the drive is treated, however, is very important. It should not be treated as a regular service drive, so it will not appear to be an optional cut-through path.

Mr. Wilson stated that there is a large amount of green area north of this site, which separates the street from the buildings. With this development, there is an established path for pedestrians and bikers, which we will want to continue.

~~4. Riviera West, 8205 Avery Road, 19-027PP, Preliminary Plat~~

~~Ms. Newell stated that this is a proposal for the subdivision of 13.56 acres, zoned Rural District for 11 single-family lots, two reserves, and a new public street~~

Case Presentation

~~Mr. Ridge stated this is a request for review and recommendation to City Council a Preliminary Plat creating 11 single-family lots, two reserves and one public street. Preliminary plats are required for the subdivision of land including the dedication of public right-of-way or open space.~~