City of Dublin

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Memo

To: Members of Dublin City Council

From: Dana L. McDaniel, City Manager

Date: November 29, 2019

Initiated By: Jennifer Rauch, AICP, Interim Planning Director
Claudia D. Husak, AICP, Senior Planner/Current Planning Manager

Re: Ord. 70-19 (AMENDED)
Rezoning approximately 13.5 acres west of Frantz Road, north of Rings Road and south of Paul Blazer Parkway from OLR, Office, Laboratory and Research District to PUD, Planned Unit Development District (The Corners) for the future development of up to 70,000 square feet of commercial and office uses and a public park (case 19-081Z/PDP)

Summary

This Ordinance, a request for review and approval of a rezoning of ±13.5-acre site from OLR, Office, Laboratory, and Research District to PUD, Planned Unit Development District, was introduced at the November 18, 2019 City Council meeting. Council members requested a revision to the development text in regard to architectural requirements for the two office subareas. Staff has updated the language accordingly.

Updated Development Text

The text has been updated (Page 7) to revise the architectural requirements for Subareas B2 and B3 (office) to provide a complementary transition between the rural, agriculturally influenced architecture of Subarea B1 and existing architecture of office developments to the west. References to surrounding contemporary architecture was deleted. The Planning and Zoning Commission will be the approving body of these details as part of the Final Development Plan.

Recommendation

Planning recommends City Council approval of this Ordinance at the second reading/public hearing on December 2, 2019.

Ordinance No. **70-19 (AMENDED)** *Passed* _____, _____

REZONING APPROXIMATELY 13.5 ACRES WEST OF FRANTZ ROAD, NORTH OF RINGS ROAD AND SOUTH OF PAUL BLAZER PARKWAY FROM OLR, OFFICE, LABORATORY AND RESEARCH DISTRICT TO PUD, PLANNED UNIT DEVELOPMENT DISTRICT (THE CORNERS) FOR THE FUTURE DEVELOPMENT OF UP TO 70,000 SQUARE FEET OF COMMERCIAL AND OFFICE USES AND A PUBLIC PARK (CASE 19-081Z/PDP)

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Dublin, _____ of its elected members concurring, that:

Section 1. The following described real estate, (see attached legal description, Exhibit A), situated in the City of Dublin, State of Ohio, is hereby rezoned PUD, Planned Unit Development District, and shall be subject to regulations and procedures contained in Ordinance No. 21-70 (Chapter 153 of the Codified Ordinances), the City of Dublin Zoning Code and amendments thereto.

Section 2. The application, including the list of contiguous and affected property owners, and the recommendations of the Planning and Zoning Commission, are all incorporated into and made an official part of this Ordinance and said real estate shall be developed and used in accordance there within.

Section 3. This Ordinance shall take effect and be in force from and after the earliest period allowed by law.

Passed this _____ day of _____, 2019.

_____
Mayor - Presiding Officer

ATTEST:

_____
Clerk of Council

DEVELOPMENT TEXT

THE CORNERS MIXED-USE DEVELOPMENT

As Approved by the Planning and Zoning Commission on September 19, 2019 and updated based on Council discussion during the First Reading/Introduction of Ordinance 70-10 for final approval at the Second Reading/Public Hearing on 12/02/19

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 B_1, B_2, and B_3) and identified in Exhibit A—Preliminary Development Plan.

Subarea B_1 (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. The office uses in the Zoning Code §153.026(A)(2), not to exceed more than 50% of the gross square footage of any single building within Subarea B_1;
iv. The uses in the Zoning Code §153.027(A);
v. Personal, repair, and rental services as defined by Zoning Code §153.002(A)(16)(c);
vi. Outdoor dining and seating. Within Subarea B_1, 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.
vii. Drive-thrus may be permitted as a Conditional Use within Subarea B_1, 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 B_2 (Rings Road Frontage Site)
Permitted Uses:

i. All retail and personal services uses permitted in Subarea B_1 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 B_3 (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 B_1—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 B_2—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 B_3—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 not to exceed five (5) feet.

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_1 shall be a contemporary interpretation of the traditional rural and agricultural structures of the area, and the theme for Subareas B_2 and B_3 shall provide an appropriate and complementary transition between the rural, agriculturally influenced architecture of Subarea B_1 and the existing 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 B_1 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

SIGN REQUIRMENTS AND DESIGN GUIDELINES
THE CORNERS MIXED-USE DEVELOPMENT

As Approved by the Planning and Zoning Commission on September 19, 2019 and submitted to City Council for final approval

A. Introduction

Tenant signage is among the first impressions a patron has of a development and is, therefore, an important part of the Frantz Road Mixed-Use Development experience. Tenants are encouraged to develop signage which is both creative and consistent with the theme of the Development. Signs should identify and promote individual Tenants while contributing to the character, color, and interest of the overall project.

The guidelines established herein will ensure that Tenant identification is of consistent quality throughout the Development. Each proposed sign will be evaluated for design excellence, size, location, installation, compatibility with neighboring signs and the overall character of the Development's signage/graphics. These criteria establish regulations designed to accommodate each Tenant that will occupy the project in a manner that will ensure an organized, distinctive, attractive and cohesive appearance for the project. These criteria state the minimum standards signage must meet in order to obtain the Landlord's approval thereof.

All signs are subject to the review and approval through the design review process outlined herein. Any design review or approval notwithstanding, conformance to these guidelines does not relieve the Tenant from compliance with all applicable federal, state, and local laws, codes, ordinances, and regulations. The Tenant is solely responsible for legal compliance.

The overriding intention of these criteria is to preserve and encourage Tenants' ability to sign their space in accordance with their individual branding while at the same time adhering to standards of consistency and taste.

1. General Information:

a. City of Dublin Planning and Zoning Commission may approve additional and/or alternative signage from those listed herein on an individual basis, as requested by Tenant.

b. The Landlord reserves the right to revise this Signage Criteria at any time if so required by any government agency having jurisdiction over its contents.

c. Placement of signage shall respect the architectural scale of the façade and complement vertical and horizontal building elements. Signs shall not cross or obscure architectural elements and detract from the building's overall architecture.

d. *"Sign"* means a name, identification, description, display or illustration which is affixed to or otherwise placed upon or represented directly or indirectly upon a building, structure or piece of land or affixed to the glass on the outside of a window or door, or inside a building within three feet of a window or door so as to be readable from outside the building and which directs attention to an object, product, place, activity, person, institution, organization business, goods, services or entertainment conducted, sold or offered on the premises. The term includes any associated sign face, sign structure, pole cover, embellishment, decorative element and source of illumination; but

excludes architectural decoration, mural, sculpture; show window display, outline lighting and projector graphic, window graphics, awning graphics, and umbrella graphics.

e. *"Message"* means the area within a continuous line surrounding the name, graphic, symbol, logo and/or image intended to identify the Tenant.

2. Sign Permit Municipal Office Information:

a. City of Dublin
Review Services
5800 Shier Rings Road
Dublin, Ohio 43016
General Number: 614.410.4600

B. Submittals and Approvals

1. All Tenant signage is subject to the Landlord's written approval. The Landlord's approval shall be based upon the following:

a. All sign permit submittals require signed and sealed engineering documents be provided with submittal.

b. Design, fabrication and method of installation of all signs shall conform to this sign criterial.

c. This sign criterial shall conform to the design standards of the Development in harmony with adjacent sign conditions.

2. The Tenant agrees to conform to the following procedures and submission requirements to secure the Landlord's approval.

a. Submit, via email, one (1) set of detailed sign design shop drawings in multiple page PDF format to:

1. Developer: Paul Ghidotti – The Daimler Group, 1533 Lake Shore Drive, Suite 100, Columbus, Ohio 43204. paulg@daimlergroup.com

2. Architect: Carter Bean – Bean Architects, 4400 North High Street, Suite 401, Columbus, Ohio 43214. carter@beanarchitects.com

i. Sign drawings are to be prepared by a reputable state licensed Sign Contractor or as required to be licensed by the local authorities. All sign permit submittals require signed and sealed engineering documents to be provided with submittal.

ii. Sign drawings must include a scaled storefront drawing illustrating the proposed sign design and all dimensions as they relate to the storefront elevation(s) of the Tenant's premises. All sizes are to be provided in US dimensions.

iii. Sign drawings must also include a scaled sign elevation and section through sign indicating construction and attachment method and illumination details. All sizes are to be provided in US dimensions.

iv. Sign drawings must include attachment method and details. If structural analysis by a licensed engineer is required, it shall be at the expense of the Tenant.

v. Letters must be accurately dimensioned and spaced.

vi. Sign external finish designations and types of materials must be included with the sign drawings.

vii. Unless Landlord has received the above described drawings and information, the Landlord will not approve the Tenant's exterior sign.

3. All drawings and samples marked "Revised and Resubmit" must be resubmitted with the required corrections prior to fabrication. Only after all drawings have been marked "Approved" or "Approved as Noted", and after permit is obtained, may the fabricator proceed with the fabrication per the approved drawings.

4. The Tenant and Sign Contractor will not be permitted to commence installation of the exterior sign unless all of the following conditions have occurred:

   a. Tenant and/or their Sign Contractor shall secure all applicable sign permits required by the local authority having jurisdiction prior to fabrication of the signs. The Landlord's stamped approval is required on all plans prior to the application for permit.

   b. Tenant shall forward a copy of the City of Dublin sign permit to Developer and Architect prior to installation.

   c. The Tenant's Sign Contractor shall be responsible for all inspections.

5. In the event the Tenant changes their sign at any time during the term of their lease, Tenant must comply with any future modifications, revisions or changes that may have been made to the Sign Criteria for the Center after the execution of their Lease Agreement.

6. The Tenant shall pay for all signs, their installation (including any required electrical connection back to the J-box and any secondary J-box that is controlled by Landlord's light control system required) and all other labor, materials and future maintenance.

7. The Tenant and their Sign Contractor are responsible for understanding this Sign Criteria and conforming to its requirements.

8. The Tenant shall be ultimately responsible for the fulfillment of all requirements and specifications, including all applicable building and electrical codes.

9. All signs shall be reviewed for conformance with this criteria and overall design quality. Approval or disapproval of sign submittals based on aesthetic of design shall remain the sole right of the Landlord.

C. Fabrication & Installation Requirements

The fabrication and installation of all signs shall be subject to the following restrictions:

1. Installer must field survey conditions of installation.

2. All signs mounted on buildings are to be attached by pin-mounting. Spacers to be pre-finished or painted to match adjacent building wall color.

3. Ladders and installation equipment are not permitted to lean on building, awnings and storefront. All installation equipment must be freestanding-type to avoid contact with, or damage to, building or storefront.

4. Tenant's Sign Contractor is required to contact the Landlord 48 hours prior to installation of signage; upon arrival on site; and at completion of installation, so that acceptance can be determined.

5. Installation crews are responsible for establishing a safety zone around their work area. Tenant Signage crews must display caution tape and safety cones at all walkways and doors. Electrical cords cannot be run outside of this safety zone. Hard hats must be worn at all times.

6. All penetrations of the building structure required for sign installation shall be sealed in a watertight condition and patched to match adjacent finish. Spacers must be prefinished or painted to match the surrounding building color. No PK housings allowed. Ice and water shield donuts with washer and nut to allow compression to signage fascia at all building penetrations. (Acceptable alternate: Neoprene bonded sealing washers). Size of washer to cover ice and water shield (or alternate) completely. Washer, nut and spacer are to be prefinished or painted to match surrounding building color.

7. All fasteners are to be rust proof materials and hidden from plain view by the sign.

8. Signs shall be secured to the building ***structure*** not simply the aesthetic veneer. The Tenant shall provide supplemental support as required and as approved by Landlord. Tenant shall submit details and attachment method to Landlord for approval. Local building department will require structural analysis and attachment details by a State of Ohio licensed engineer for projecting and canopy edge signs. Such analysis and details shall be at the expense of the Tenant and shall be submitted to the building department by the Tenant and/or their sign contractor.

9. Each Tenant, or their Sign Contractor, shall be responsible for the repair of any damage to the building caused by the installation of their Tenant's sign. If Tenant or their sign Contractor fails to sufficiently repair such damage, Landlord's contractor will perform the work and Landlord shall back-charge the Tenant.

10. The installation Sign Contractor is responsible for removing all debris and cleaning the work area after installation is complete. Sign Contractor shall protect existing wall surfaces and nearby awning/canopy structures during sign installation.

11. The Sign Contractor must check sign to ensure proper illumination.

12. Each Tenant shall be responsible for the performance of its Sign Contractor.

13. Each Tenant shall be responsible for removal of its sign within three (3) days after vacating site. Fascia must be repaired and/or repainted by Landlord's mandatory contractor any time a sign is removed.

14. Each Tenant shall be responsible for the installation and maintenance of its sign. Should the Tenant's sign require maintenance or repair, Landlord shall give Tenant fifteen (15) days written notice to effect said maintenance or repair. Should Tenant fail to do so, Landlord shall affect said maintenance or repair and Tenant shall reimburse Landlord within ten (10) days of receipt of invoice.

15. Tenant to use Landlord-provided storefront J-box to wire storefront signage back to designated circuit that is controlled by Landlord's light control system. If no J-box exists, it is Tenant's responsibility to provide and connect to Landlord's house panel that is controlled by Landlord's light control system. Sign installer is NOT permitted to override Landlord's timing device or to connect signage to any other timeclock.

16. All electric signs shall be UL listed. UL labels and manufacturer's labels to be placed in an inconspicuous location on all signage unless otherwise required by code.

17. In some cases, interior raceways may be required to conceal wiring and transformers on interior of tenant space depending on sign location and conditions. If applicable, raceway must be painted to match surrounding wall. Installer must field survey conditions of installation.

18. In some cases, exterior weatherproof raceways may be required to conceal wiring and transformer on rear of parapets above rooflines. If applicable, raceway and all penetrations must be appropriately sealed. Furthermore, roof membrane penetrations must be coordinated with / sealed by Landlord's roofing contractor to preserve warranty. Contact Landlord for roofing contractor's contact information.

19. If a Tenant sign change is necessary during winter months, repairs to the building facade must be made in temperatures exceeding 45 degrees and prior to installation of new sign. If, upon removal of existing sign, temperatures drop below 45 degrees, Tenant is required to patch holes (using color to match paint) as a temporary touch up until temperature

exceeds 45 degrees. All repairs and repainting of façade must be performed by Landlord's contractor at Tenant's expense.

D. Non-Conformance

1. No field installation changes are permitted without first notifying the Landlord in writing. If any sign is changed as to placement, location and/or size, which differ from the approved sign permit, Tenant and/or Sign Contractor will be responsible for repair, change and/or relocation of sign to proper placement at their expense.

2. Any sign that is installed by Tenant which is not in conformance to the approved drawings shall be corrected by Tenant within fifteen (15) days after written notice by Landlord. In the event Tenant's sign is not brought into conformance within said fifteen (15) days, then the Landlord shall have the option to correct non-conforming sign at Tenant's expense.

E. Guarantee

Entire display shall be guaranteed by Sign Contractor for one (1) year from date of installation against defects in material and workmanship. Defective parts shall be replaced without charge.

F. Prohibited Signage

1. Prohibited graphic types shall include but are not limited to the following:

   a. Wall-mounted monolithic enclosed cabinet signs with full acrylic face.

   b. No sign shall be painted on the surface of the building, unless approved by the landlord as a placemaking element.

   c. No awning signage shall be permitted.

   d. No sign shall be made utilizing exposed ballast boxes, or exposed transformers.

   e. Roof top signs.

   f. Flashing, traveling, animated, rotating, audible or intermittently illuminated signs.

   g. Permanent banners.

   h. No exterior building sign shall be made of paper or cardboard, or temporary in nature, or be a sticker or decal. Note: the foregoing shall not prohibit the placement at the entrance of each tenant's space of a small sticker or decal indicating hours of business, emergency telephone numbers, acceptance of credit cards, and or other similar items of information (see commercial compliance signage).

i. The use of building walls for display of advertising.

j. Signs or advertising erected and maintained on trees or painted or drawn upon rocks or other natural features.

k. No sign shall be attached to any fence within the right-of way of any road or located within any Subarea.

l. Advertising devices that attempt, or appear to attempt, to direct movement of traffic, or which interfere with, imitate or resemble an official sign, signal or device.

m. No vehicle, trailer or equipment of any type may be parked on a building premises or lot for the purpose of advertising a business, product, service, event, object, location, organization or the like.

n. Sandwich board signs.

G. Allowable Sign Types

1. Fascia / Wall Sign

Also known as a storefront sign or business identification sign, which is mounted parallel to the plane of the building.

All Fascia / Wall Signs shall:

a. Respect the architecture and scale of the building;
b. Have a three-dimensional or layered construction, which may include paint and textures applied directly to the façade;
c. Support the concept, design and location of the store.

Fascia / Wall signs may be applied to buildings in a variety of ways, including:

d. Painted wood or metal panels with painted, carved or applied letters;
e. Pin-mounted individual letters and logos mounted directly to building façade.

2. Projecting Sign

A two-sided sign which is suspended from, attached to, or supported by a building, mounted perpendicular to the plane of the building. Projecting signs offer the opportunity for a more decorative and playful sign and contribute to a pedestrian-friendly atmosphere.

Note: Local building department will require structural analysis and attachment details by a State of Ohio licensed engineer for projecting signs. Support for said signs must tie into building structure, not simply attach to aesthetic veneer.

All Projecting Signs shall:

a. Have support structures consistent with the aesthetics of the storefront;
b. Be hung well out of reach of pedestrians, minimum 8' from finished grade and maximum 6' perpendicular projection from the building.
c. Be a maximum of 8 square feet in area (per face, excluding support structures).

3. Canopy Edge Sign

Located on the edge of an architectural canopy structure.

Note: Local building department will require structural analysis and attachment details by a State of Ohio licensed engineer for canopy edge signs. Support for said signs must tie into building structure, not simply attach to aesthetic veneer.

All Canopy Edge Signs shall:

a. Consist of dimensional letters or numbers;
b. May be top-mounted, face-mounted, or underneath-mounted to the canopy structure;
c. Shall be in scale with the structural canopy on which it is mounted.

4. Window Sign

Window signs contribute to an inviting and distinctive pedestrian-level character. Content shall display the Tenant's primary logo and/or name.

All Window Signs shall:

a. Be applied directly to the interior surface of the glass. Methods include, but are not limited to: metal leaf, vinyl, painted, etched cut, and sandblasted lettering.
b. Shall be limited in area to 20% of window in which it is mounted.
c. Window signage does not count toward a Tenant's total sign area.
d. Color Limitations?

5. Window Graphics

Window graphics contribute to an interesting and distinctive pedestrian-level character. Content shall not include written messaging, but is intended for graphic design, such as: window pane bordering, patterns, and images.

All Window Graphics shall:

a. Be applied directly to the interior surface of the glass. Methods include, but are not limited to: metal leaf, vinyl, painted, etched cut, and sandblasted graphics.
b. Shall be limited in area to 10% of window in which it is mounted.
c. Window graphics do not count toward a Tenant's total sign area.

6. Window Menus

Window Menus are an important part of advertising food options within restaurant establishments.

All Window Menus shall:

a. Be displayed directly behind the interior surface of the glass.
b. Shall be limited in area to 2 square feet.
c. Shall be limited to one window menu associated with the main entrance

d. Window Menus do not count toward a Tenant's total sign area.

7. Commercial Compliance Signs

Commercial compliance signs or "CC" signs include any of the variety of small, informational commercial signs such as credit card acceptance emblems, organizational membership medallions, and prohibitions against eating, smoking, etc.

All Commercial Compliance Signs:

a. Must be clustered together in an organized manner that is visible but not obstructive.
b. May have a maximum area of 2 square feet per cluster. Each Tenant is allowed one (1) cluster as associated with its main entrance.
c. May include recognized corporate logos where the logo is typically used to indicate membership or acceptance. These must be applied as decals on the window glass.
d. May include operational information such as phone numbers, address, and hours of operation is permitted only when painted or applied as decal on doors and windows.
e. Commercial Compliance signage does not count toward a Tenant's total sign area.

8. Address Signs

The Landlord shall furnish and install Tenant address signs / numbering for each Tenant at their front entrance. The address sign shall be positioned near the doors at typical locations in a material, size and color determined by Landlord.

Address signs do not count toward a Tenant's total sign area.

9. Traffic / Directional Signs

A two-sided, ground-mounted sign intended to promote safety and ease of vehicular circulation through the site.

All Traffic / Directional Signs shall:

a. Be reserved for drive-thru Tenants only. Landlord and Planning Staff shall evaluate number of signs Tenant is allowed based upon their location on the site and relationship to curb cuts;
b. Be ground-mounted such that they maintain safe vehicular sight triangles;
c. Be limited in area to four (4) square feet per side;
d. Have a maximum height of 3'-0" above grade;
e. Be limited to three (3) colors;
f. Directional signage does not count toward a Tenant's total sign area.
g. May not contain advertising, including logos and must be rectangular in shape.

10. Drive-thru Signs

Drive-thru menu boards, pre-order boards, speaker posts, clearance bars, and any other related items shall be reviewed and approved by Developer, City Staff and the Planning and Zoning Commission along with the Conditional Use approval for related drive-thru.

Drive-thru signs do not count toward a Tenant's total sign area.

11. Utility Signs

Signage for utility items, such as Fire Department Connections, Water Riser / Mechanical Rooms and any other similar functions shall be provided at the specification and direction of the Authority Having Jurisdiction.

12. Joint Identification Signs

There may be three (3), double-faced Joint Identification ground mounted signs (one per frontage). Each sign shall be located near the primary vehicular access point along each frontage. No Joint Identification Sign shall contain any individual Tenant's information.

H. Sign Illumination / Lighting

Sign Illumination adds considerable character and interest to a development. Where visible, lighting hardware should complement the architecture of the building. The following are allowable forms of Sign Illumination:

1. External Illumination

External fixtures attached to the building façade in the vicinity of the sign are permitted.

2. Internal Illumination

Channel letters or other dimensional sign elements may use internal illumination. Surfaces must be evenly lit, with carful color selection for maximum legibility.

3. Indirect Illumination

Indirect lighting includes 'halo' lighting around characters or shapes, back lighting, concealed uplighting, and accent lighting courses.

A combination of illumination methods is permissible, provided the goal is legibility and the overall brightness of the sign is not a distraction.

I. Allowable Sign Areas

Tenant's may utilize a combination of sign types

1. Subarea A

a. If desired by the City, a City of Dublin park sign shall be permitted, in addition to informational signs for patrons.

2. Subarea B1

a. In-line tenants shall be allowed:
   i. 40 square feet of total sign area on public frontage;
   ii. 40 square feet of additional sign area on opposite, internal parking field frontage;
   iii. Each tenant may utilize a combination of sign types to reach their allowable sign area per façade.

b. End-cap tenants shall be allowed:
   i. 40 square feet of total sign area on public frontage;
   ii. 40 square feet of additional sign area on opposite, internal parking field frontage;
   iii. 20 square feet of additional sign area on side façade of Premises, including secondary public frontage or internal frontage. Free-standing Tenants are allowed only one (1) sign on side façade.
   iv. Each tenant may utilize a combination of sign types to reach their allowable sign area per façade.

c. Single-tenant, free-standing buildings shall utilize the allowable areas specified for end-cap users, above. However, Tenant has the option to calculate a maximum

sign for three (3) faces allowed above and divide it amongst the four (4) faces of the free-standing building. The allowable areas per face shall not exceed the values prescribed above.

3. Subarea B2

a. If commercial (non-office), signage shall comply with the standards of Subarea B1
b. If office, any Tenant who occupies equal or greater than 50% of the building's leasable area shall be allowed:
   i. A wall sign of 40 square feet of total sign area on public frontage;
   ii. A ground or wall sign of 8 square feet of additional sign area adjacent to the main entrance of the building.
c. If office, any Tenant who occupies less than 50% of the building's leasable area shall be allowed:
   i. 8 square feet of sign area adjacent to the main entrance of the building.

4. Subarea B3

a. Any Tenant who occupies equal or greater than 50% of the building's leasable area shall be allowed:
   i. A wall sign of 40 square feet of total sign area on public frontage;
   ii. A ground or wall sign of 8 square feet of additional sign area adjacent to the main entrance of the building.
b. Any Tenant who occupies less than 50% of the building's leasable area shall be allowed:
   i. 8 square feet of sign area adjacent to the main entrance of the building.

City of Dublin

Office of the City Manager
5200 Emerald Parkway • Dublin, OH 43017-1090
Phone: 614.410.4400 • Fax: 614.410.4490

Memo

To: Members of Dublin City Council

From: Dana L. McDaniel, City Manager

Date: November 12, 2019

Initiated By: Jennifer Rauch, AICP, Interim Planning Director
Claudia D. Husak, AICP, Senior Planner/Current Planning Manager

Re: Ord. 70-19
Rezoning approximately 13.5 acres west of Frantz Road, north of Rings Road and south of Paul Blazer Parkway from OLR, Office, Laboratory and Research District to PUD, Planned Unit Development District (The Corners) for the future development of up to 70,000 square feet of commercial and office uses and a public park (case 19-081Z/PDP)

Summary

This Ordinance is a request for review and approval of a rezoning of ±13.5-acre site from OLR, Office, Laboratory, and Research District to PUD, Planned Unit Development District for the future construction of up to 70,000 square feet of office and commercial space and a public park.

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 site is currently undeveloped and consists of a 13.5-acre area out of a 23-acre parcel, 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 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 and a Development Agreement to accompany this rezoning.

On September 19, 2019, the Planning and Zoning recommended approval to City Council of this request with six conditions. Commissioners discussed the unique location of the site and the applicant's responsiveness to the requests from the neighbors. The need for parking data was discussed as well as the importance of the park space as a neighborhood amenity. Commissioners requested that some of the uses be clarified in the text and that parking data be provided with future applications.

The Commission also provided informal feedback on Jun 20, 2019 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.

Proposal

The applicant is proposing to rezone the site from OLR, Office, Laboratory and Research District to a PUD, Planned Unit Development District, to develop the site with a mix of office space, commercial (restaurant & retail) space, and parks and open space. The provided preliminary development plan was updated based on the feedback from the Commission at the informal review.

Community Plan - Dublin Corporate Area Plan

http://communityplan.dublinohiousa.gov/special-area-plans/dublin-corporate-area-plan/

The Dublin Corporate Area Plan (DCAP) is a recently adopted Special Area Plan within the Community Plan. It was developed as a policy foundation for the reposition the "legacy" office sites for success by encouraging new investment, as well as reinvestment in existing buildings. A primary goal of the Plan is to create a walkable, mixed-use environment with amenities, while recommending places for infill and new development using formal and informal open spaces as organizational and focal elements for new development and redevelopment. The Plan seeks to apply placemaking principles to encourage vitality within the district and identifies under-served markets and the related opportunities for attracting new private investment. Frantz Road is an important connector within this planning area and the Plan strives to provide a strategy to "refresh" the Frantz Road streetscape that better reflects the gateway nature of this important corridor.

Public Meeting

Staff and the Daimler Group hosted a public meeting on Tuesday, November 27, 2018 at the Dublin Community Recreation Center to introduce the Daimler team and the project objectives. Approximately 50 stakeholders attended the meeting, which included a brief presentation by Staff to introduce the project including its objectives, and its goal of implementing the recommendations of the Dublin Corporate Area Plan. Staff introduced the Daimler Group, who presented initial concepts regarding possible land uses and architectural character.

After the presentations and Q&A, the meeting transitioned to an open house where attendees were invited to talk with Staff and the developer team. Presentation boards with conceptual land uses, architectural character images, and ideas for open space/streetscape treatment were also available for neighborhood comment. Attendees were also 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.

City Staff has been working with the Daimler team to prepare a development proposal that reflects the stakeholder feedback collected at the November 27, 2018 meeting, as well as Council direction.

Proposal Details

Layout
This proposal includes the existing stormwater retention ponds that were installed by the City as part of the smart parking lot currently leased by Cardinal Health. The recreational/park amenity is shown in the center of the site connected to this existing open space area. Access is shown off all three adjacent roads. A connection to the central open space is provided off the Frantz Road frontage for a continued green space east to west. This plan locates the office uses to the west of the site immediately adjacent to the access points off Blazer Parkway and Rings Road, with the Rings Road portion allowing for the flexibility of office or commercial development depending on the market. This arrangement provides amenity spaces near the proposed office buildings. The commercial (restaurant/retail) areas are proposed along the Frantz Road frontage as well as at the important intersections of the site with Blazer Parkway and Rings Road. This layout lends itself to create a pleasant and viable streetscape with more active amenity spaces along the road frontages and corners. Internal drive aisles provide access to all buildings and parking areas off the public roads. The layout has been designed to discourage cut through traffic.

Zoning
While the site is shown in the Community Plan Special DCAP Area Plan as MUR, Sub-District 2 (North of Rings), which recommends corporate office uses with supporting retail services in the interior of the sub-district, and a limited amount of multi-story residential (density not to exceed 30 du/ac) as a secondary use to office. The Zoning Code has not yet been updated to reflect this District and the site retains the current zoning of OLR, Office, Laboratory and Research District. Due to the timing of this proposal, the applicant and staff have agreed that a rezoning to a Planned Unit Development District (PUD) is the appropriate mechanism to ensure that the needs of the facility can be met. In addition, the City retains a higher level of involvement in ensuring the development will be sensitive to the surrounding area, provides for a high quality and cohesive development with appropriate development pattern, landscaping, and signs.

Site Description

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. The site has frontage on three public rights-of-way: 500 feet along Blazer Parkway to the north; 1,100 feet along Frantz Road to the east; and, 530 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.

Proposed Layout

This proposal includes the existing stormwater retention ponds that were installed by the City as part of the smart parking lot currently leased by Cardinal Health. The recreational/park amenity is shown in the center of the site connected to this existing open space area. Access is shown off all three adjacent roads. A connection to the central open space is provided off the Frantz Road frontage for a continued green space east to west. This plan locates the office uses to the west of the site immediately adjacent to the access points off Blazer Parkway and Rings Road, with the Rings Road portion allowing for the flexibility of office or commercial development depending on the market. This arrangement provides amenity spaces near the proposed office buildings. The commercial (restaurant/retail) areas are proposed along the Frantz Road frontage as well as at the important intersections of the site with Blazer Parkway and Rings Road. This layout lends itself to create a pleasant and viable streetscape with more active amenity spaces along the road frontages and corners. Internal drive aisles provide access to all buildings and parking areas off the public roads. The layout has been designed to discourage cut through traffic.

Proposed Development Text

Zoning
While the site is shown in the Community Plan Special DCAP Area Plan as MUR, Sub-District 2 (North of Rings), which recommends corporate office uses with supporting retail services in the interior of the sub-district, and a limited amount of multi-story residential (density not to exceed 30 du/ac) as a secondary use to office. The Zoning Code has not yet been updated to reflect this District and the site retains the current zoning of OLR, Office, Laboratory and Research District. Due to the timing of this proposal, the applicant and staff have agreed that a rezoning to a Planned Unit Development District (PUD) is the appropriate mechanism to ensure that the needs of the facility can be met. In addition, the City retains a higher level of involvement in ensuring the development will be sensitive to the surrounding area, provides for a high quality and cohesive development with appropriate development pattern, landscaping, and signs.

Subareas
The development text and preliminary development plan refer to four subareas, with the existing ponds and the open space area located in Subarea A. Subarea B1 is the Frantz Road frontage intended to accommodate a majority of the retail/restaurant/commercial buildings. Subarea B2 is the area between Subarea A (open space) and the Frantz Road frontage area and is intended to allow for the flexibility of office or commercial development. Subarea B3 is office area to the north, in the center of the site between Subarea A and the Frantz Road frontage Subarea B. This Subarea is intended for office use. The preliminary development plan does not accurately reflect all Subareas, as outlined in the text, in the Subarea Map, which should be updated prior to Council review.

Access
Three new driveways into this site from all adjacent public roadways will provide vehicular access. Full access is indicated off Rings Road as well as from Blazer Parkway, with the Frantz Road access restricted to right in/right out due to the existing median. A Traffic Impact Study (TIS) has been

performed by the applicant and submitted to staff for review. Staff is working on the review of the study.

Development Text

The development text is the regulating document that outlines the development standards for the development including uses, lot requirements, and architecture and materials. The applicant has provided a development text that largely lays out similar to the existing zoning regulations for the West Innovation District as part of the Zoning Code.

Uses
The permitted uses in Subarea A are limited to 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 as well as stormwater ponds.

Subarea B has been divided for purposes of clearly defining the range of uses that are permitted within the different development areas of Subarea B, is divided into three separate Subareas (referred to as Subarea B1, B2, and B3). No residential use is permitted in this Subarea as requested by nearby neighborhood representatives.

Subarea B1 (Frantz Road Frontage Sites) permits casual and fine dining and other eating establishments with the explanation that those shall have the primary function of food service, with alcohol sales being incidental or secondary. The size limitation for this use is 30,000 gross square feet except as approved by the Planning and Zoning Commission via Conditional Use approval. Other permitted uses include various retail uses, personal services and office, which again is size limited to not more than 50% of a building.

The applicant has included outdoor dining in this Subarea as a permitted use for up to 10,000 total square feet. Use specific requirements include complementary amenities (fences, tables, chairs, flower boxes) and consistency with the overall design aesthetic of the area. Drive-thrus may be permitted as a Conditional Use within Subarea B1 with service windows and vehicular canopies associated not permitted frontage on Frantz Road.

In Subarea B2, all retail and personal services uses permitted in Subarea B1 are permitted to a maximum of 7,000 gross square feet; or all administrative, business and professional office uses, organization and associations permitted in the permitted uses section of the SO, Suburban Office and Institutional District of the Zoning Code to a maximum of 12,000 gross square feet.

In Subarea B3, the permitted uses are limited to those office uses listed above with the same size limitation.

Based on the discussion as the Planning and Zoning Commission, the applicant has updated the text to include the uses in the Neighborhood Commercial District (Code Section 153.027(A)), and the office and professional service uses in the Suburban Office and Institutional District (Code Sections 153.026(A)(2) and 153.026(A)(3)).

Development Standards
The permitted density in Subarea B is based on the permitted maximum size of the different uses with Subarea B1 allowing 47,000 gross square feet of retail/restaurant/office development and restaurant use exceeding 30,000 gross square feet (cumulative) requires Conditional Use approval. Office uses are limited to not more than 50% of the gross square footage of any building. Should Subarea B3 request additional office space exceeding the permitted 12,000 square feet, the applicant must seek administrative approval.

Lot Coverage is limited to 70% in accordance with the Zoning Code. This number will be cumulative across the entire development area of Subarea B.

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, and projecting signs may encroach the building setbacks. The applicant should include a maximum number for this permitted encroachment.

The minimum required side and rear yard from Subarea A is permitted at be zero feet for buildings and five feet for pavement and where parking areas and vehicular or pedestrian circulation is shared with an adjoining property, a side or rear yard of zero feet for pavement is permitted.

Parking
The proposed text includes a provision that allows parking in Subareas A and B to be shared regardless of use. The minimum number of parking spaces are 5 per 1,000 for commercial and 4 per 1,000 for office, not parking is required for outdoor dining or the park. The parking requirements, particularly the allowance for shared parking are appropriate for this type of development that will likely have peak hours that differ from use to use.

Drive-thru stacking spaces are required and are reflective of numbers approved the Commission in other Planned Districts. Bicycle parking is required at a ratio of 1 per 4,000.

Landscaping
As part of the landscaping section the proposed text described path connections interior and through the site to connect to the open space with informal seating areas and gathering spaces for the park. The plans include images that provide concept for how these areas may be programmed. Much of these details will be included in the final development plan for the park and will also require the allocation of public funds.

The text requires a cohesive landscape theme along the Frantz Road frontage between the existing shared use path and proposed patios and building facades, details of which will require Commission approval as part of the Final Development Plan.

Parking, vehicular use areas, and service areas must be screened from view from the public through the use of walls, fences and landscaping, according to the development text. The text requires the design of walls and fences be complementary to the proposed architectural theme.

Architecture
Prior to the review of a formal application for this site, the interested neighborhoods attended

public meetings and indicated a preference for an architectural theme for this PUD that is a contemporary interpretation of the traditional rural and agricultural structures of the area. The development text speaks to that desire and the plans provide imagery that reflects the character envisioned here. Architecture in Subareas B2 and B3 is intended to provide a transition between the rural, agriculturally influenced architecture of Subarea B1 and existing contemporary architecture of office developments to the west, unless otherwise approved by the Planning and Zoning Commission at Final Development Plan.

The 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. Architectural features, such as tower elements, cupolas and mechanical screens may exceed these maximum building heights.

The proposed text includes language that emphasize the desire for pedestrian orientation and comfort of the proposed buildings

Permitted roof materials include standing seam metal, corrugated metal, dimensional and simulated slate asphalt shingles, and slate or synthetic slate shingles and 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.

Signs
The proposal includes a Sign Regulation and Guidelines Document, with examples and images of unique, interesting and high-quality designs. This document successfully includes requirements for the management of signs between the landlord, the tenant and the City.

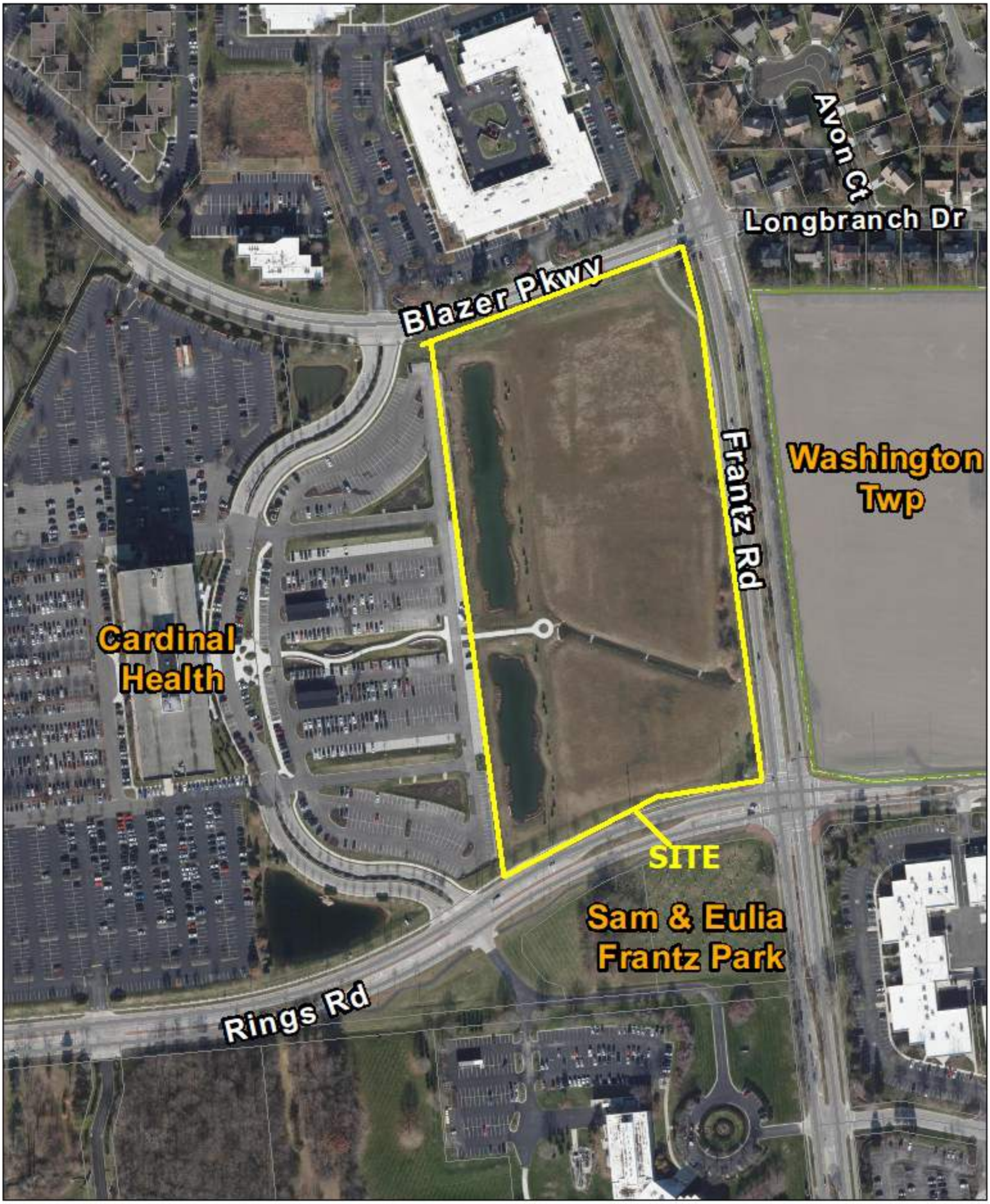
Many of the permitted sign types and design examples are reminiscent of what has been included in the Design Guidelines for signs in the Bridge Street District, including Fascia/Wall Signs, Projecting Signs, Canopy Edge Signs, Window Signs, Window Menus and Window Graphics. Also addressed a menu boards, directional signs and compliance signs. The text allows for three joint identification signs for this PUD with the same requirements as in the Code, that no Joint Identification Sign can contain any individual tenant information. The proposed document includes appropriate numbers, sizes and locations for all sign types per each subarea.

Recommendation of the Planning and Zoning Commission
The Planning and Zoning Commission recommended approval of the Rezoning/Preliminary Development Plan to City Council on September 19, 2019 with the conditions listed below. The applicant has addressed Conditions 1 through 5 and Condition 6 will be addressed at the final development plan stage.

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;

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 Zoning 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.

Recommendation
Planning recommends City Council approval of this Ordinance at the second reading/public hearing on December 2, 2019.



City of Dublin

19-081Z-PDP
Rezoning with Preliminary Development Plan
The Corners

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Case # 19 - 081Z-PDP

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): +/- 13.5 acres out of 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

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): Dana L McDaniel Date: 9/3/2019

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

NOTARIAL SEAL STATE OF OHIO

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: Dana L McDaniel Date: 9/3/2019

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 _____ day of _____, 20___
State of Ohio
County of Franklin Notary Public _____ Stamp or Seal

FOR OFFICE USE ONLY:

Case Title: PUD - THE CORNERS	Date Received: 9/4/19
Case Number: 19-081Z-PDP	
Amount Received: N/A	Next Decision Due Date (If Applicable):
Receipt Number: N/A	
Reviewing Body (Circle One): ART ARB BZA CC (PZC)	Final Date of Determination:
Map Zone: D-2	
Determination or Action:	Related Cases:
Ordinance Number (If Applicable):	

The Corners

The City of Dublin endeavors to rezone an approximately 13.46-acre parcel located along the west side of Frantz Road between Rings Road and Blazer Parkway. The site is currently vacant and the proposed plan would incorporate a mix of uses including commercial – with a primary focus on neighborhood, support retail, small scale, build-to-suit professional office and a small scale Dublin park. While no end users or specific uses have been identified for any of the commercial sites, it is our hope that the marketing effort will produce the type of neighborhood retail that will support area office employees and nearby residents.

A meaningful amount of density and/or sense of place will be critical to attract the higher end, highly sought after retailers at this new Dublin location. It is our hope that upon full build out that the site could include up to: (i) 24,000 sf of office, (ii) 47,000 sf of retail/commercial and (iii) an area Dublin park that takes advantage and improves upon the adjacent storm ponds located to the immediate west of the site. The office is expected to be build-to-suit and likely owner occupied as the area has a significant amount of existing vacant office space. This coupled with rising construction costs makes any type of speculative office development highly risky.

The City of Dublin proposes to rezone this area as a PUD, in keeping with the original intent of the Community Plan. The proposed development on this site follows the Community Plan and the recently enacted Dublin Corporate Area Plan created by the City to bring office development and retail/commercial uses for the community.

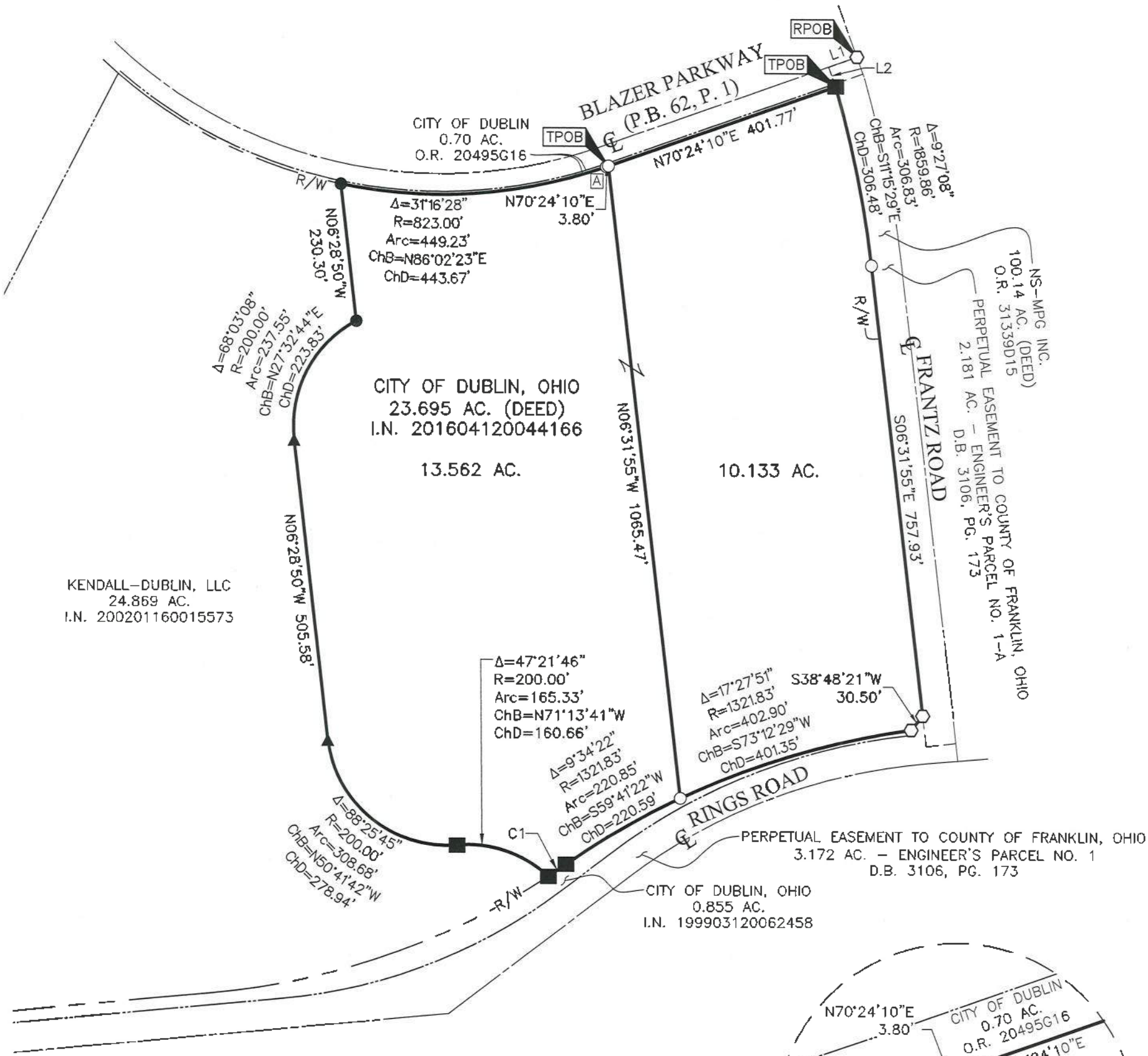
It is our hope that this Informal application will provide a foundation for moving forward with development of this site.

EMH&T
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

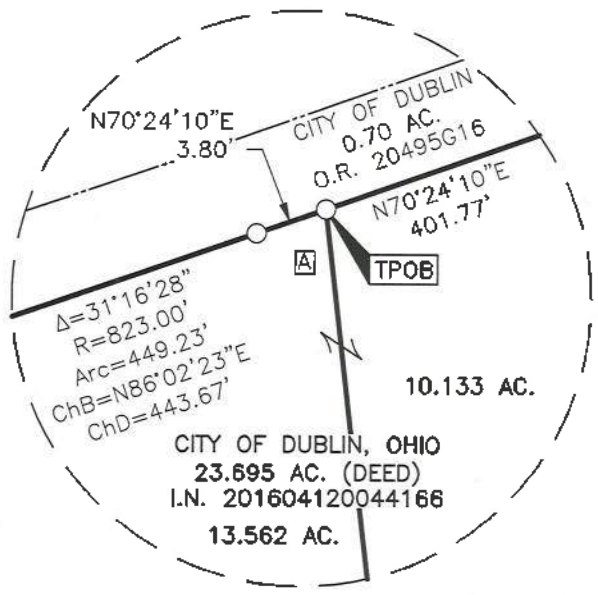
SURVEY NUMBER 2419 (4852)
VIRGINIA MILITARY SURVEY
CITY OF DUBLIN, COUNTY OF FRANKLIN, STATE OF OHIO

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.

200 0 200 400
GRAPHIC SCALE (in feet)

STATE OF OHIO
JOHN C DODGION
S-8069
REGISTERED SURVEYOR

By _____ 04/26/2018
John C. Dodgion Date
Professional Surveyor No. 8069

J:\20170259\DWG\04SHEETS\BOUNDARY\20170259-VS-BNDY-02.DWG plotted by SCHROEDER, JACOB on 4/26/2018 9:04:33 AM last saved by JSCHROEDER on 4/26/2018 9:04:07 AM
Xrefs:

19-081Z-PDP: PUD – THE CORNERS

*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

TENANT
320 CRAMER CREEK CT
DUBLIN, OH 43017

AUTOMATION AND CONTROL TECHNOLOGIES, INC
6141 AVERY ROAD
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

DOMINIC WISLER
CARRIE WISLER
331 LONGBRANCH DR
DUBLIN, OH 43017

CHARLES J WHITAKER TR
JOYCE A WHITAKER TR
365 AVON 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
4890 BLAZER PW
DUBLIN, OH 43017

TENANT
300 CRAMER CREEK CT
DUBLIN, OH 43017

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
4920 BLAZER PW
DUBLIN, OH 43017

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

SHEET INDEX

Title Sheet	1
Existing Conditions	2
Tree Survey	3
Site Plan	4
Phasing Plan	5
Subareas	6
Utility Plan	7

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

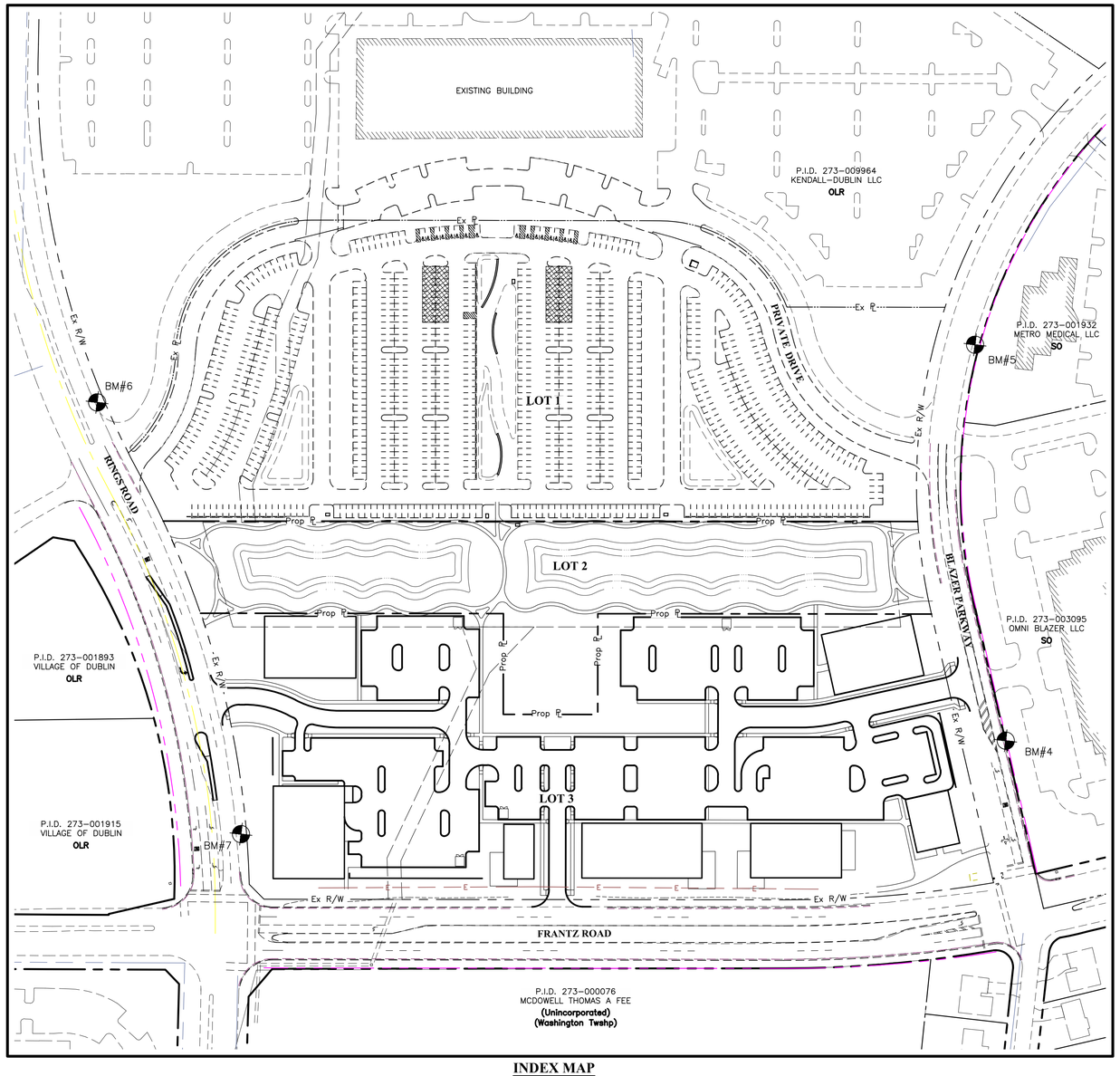
BM#7 — Chiseled "X" on the south flange bolt of a fire hydrant located on the north side of Rings Road, being the first hydrant west of Frantz Road.
Elev. = 866.58

OWNER

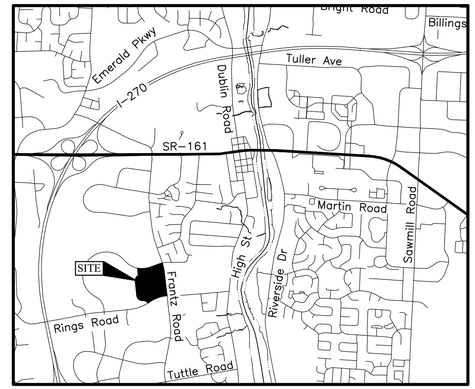
City of Dublin
5800 Shier Rings Rd
Dublin, OH 43016
Tel: (614) 410-4400

DEVELOPER

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



INDEX MAP
Scale: 1" = 100'



LOCATION MAP
Not to Scale

GRAPHIC SCALE
0 50 100 200
1 inch = 100 feet

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

TEAM
POD Design
100 Northwoods Blvd, Ste A
Columbus, Ohio 43235
p 614.255.3399
PODdesign.net
BEAN ARCHITECTS
EMHT
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone 614.775.4500 FAX 614.775.4800
emht.com

PREPARED FOR
DAIMLER
Development • Leasing • Construction

PROJECT NAME
The Corners
Frantz Road
Dublin, Ohio

PROJECT INFO
Project #: 20190873
By: NV/NF
Date: 09/03/2019

SHEET TITLE
Title Sheet

SHEET NUMBER
1/7

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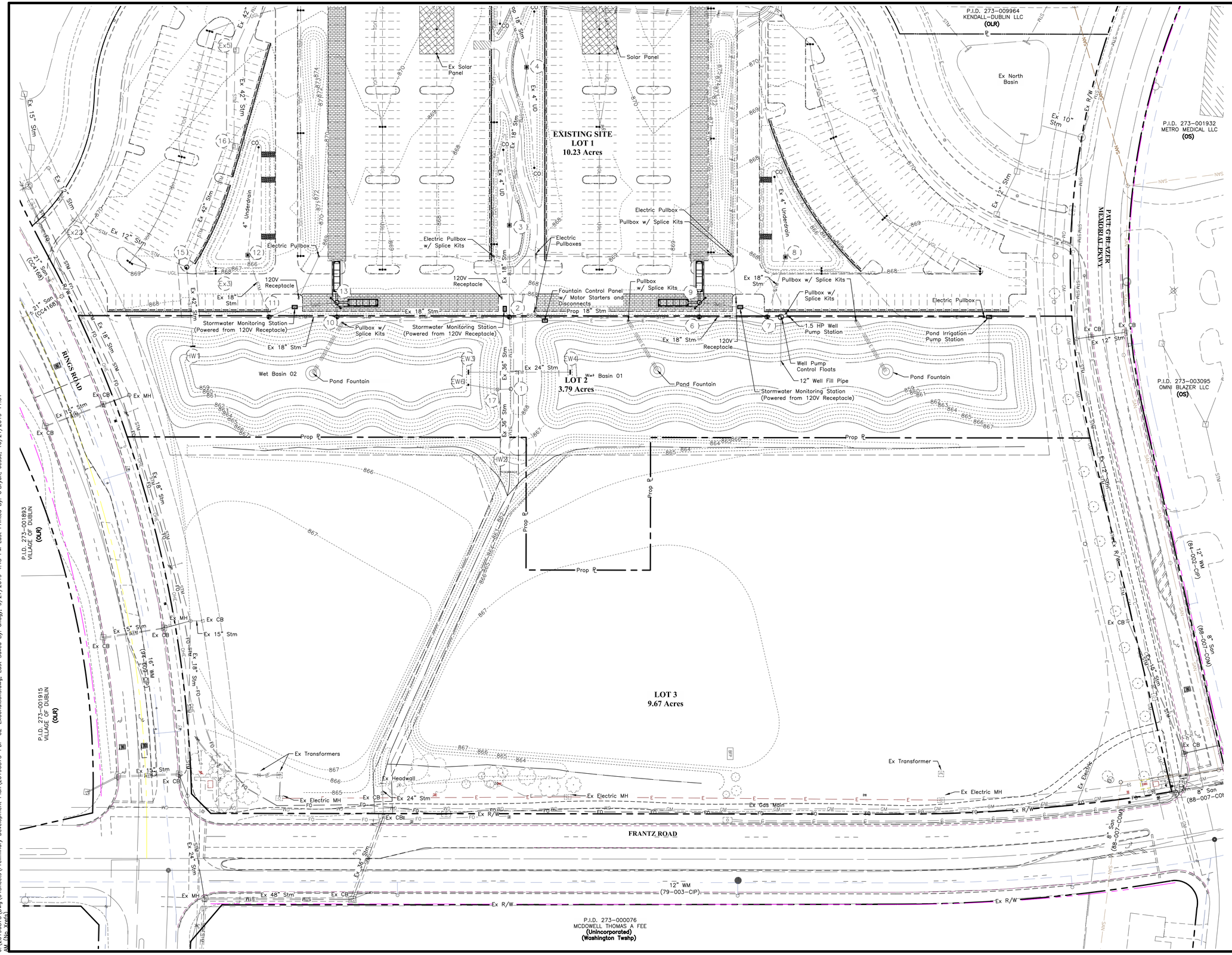

LEGEND

- WM — Water Main
- DWS — Domestic Water Service
- STM — Storm Sewer
- SAN — Sanitary Sewer
- EDB — Electric Duct Bank
- CDB — Communication Duct Bank
- GM — Gas Main
- GS — Gas Service Line
- UGL — Underground Lighting
- Drainage Ditch
- Storm Inlet
- Fire Hydrant
- Street Light
- Communications Pedestal
- Manhole
- Water Valve
- Transformer
- Electrical Fixture
- Traffic Sign

NOTE:

Site is within Zone X, per Panel 39049C0153K

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

- BEAN - ARCHITECTS

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Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone 614.775.4500 Fax 614.775.4800
emht.com

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Development • Leasing • Construction • Sales
Daimler Group
1533 Lake Shore Dr
100, Columbus, OH
4324

PROJECT NAME
The Corners
Frantz Road
Dublin, Ohio

PROJECT INFO
Project #: 20190873
By: NV/NF
Date: 09/03/2019

SHEET TITLE
Existing Conditions

SHEET NUMBER
2/7

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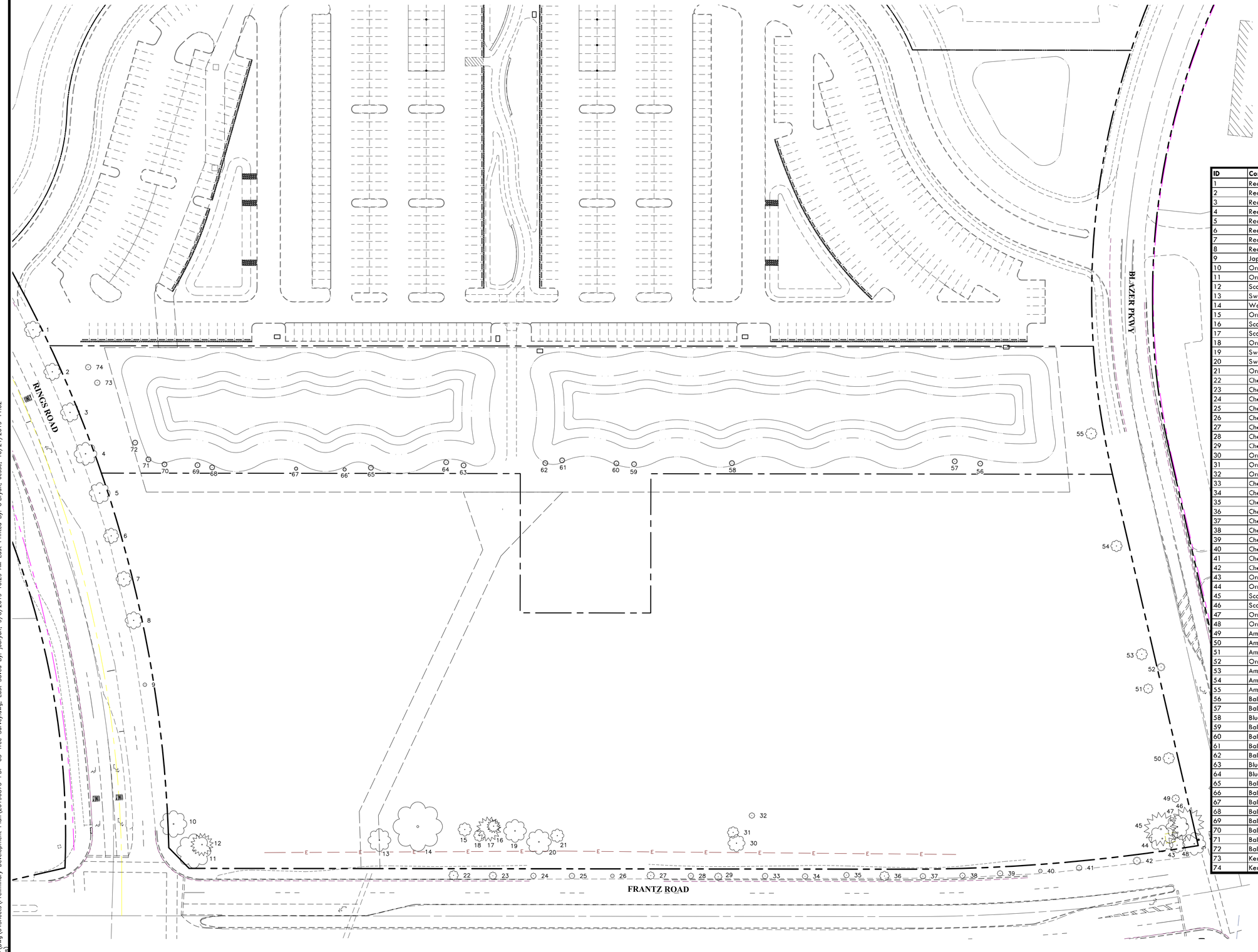

ID	Common Name	Scientific Name	Size (inches)	Trunks	Condition
1	Red Maple	*Acer rubrum*	9	1	Good
2	Red Maple	*Acer rubrum*	9	1	Good
3	Red Maple	*Acer rubrum*	10	1	Good
4	Red Maple	*Acer rubrum*	12	1	Good
5	Red Maple	*Acer rubrum*	11	1	Good
6	Red Maple	*Acer rubrum*	8	1	Good
7	Red Maple	*Acer rubrum*	8	1	Fair
8	Red Maple	*Acer rubrum*	9	1	Good
9	Japanese Pagodatree	*Sophora japonica*	2	1	Good
10	Ornamental Cherry	*Prunus spp.*	14	1	Good
11	Ornamental Cherry	*Prunus spp.*	18	1	Good
12	Scotch Pine	*Pinus sylvestris*	12	1	Poor
13	Sweetgum	*Liquidambar styraciflua*	12	1	Good
14	Weeping Willow	*Salix babylonica*	26	1	Good
15	Ornamental Cherry	*Prunus spp.*	7	1	Good
16	Scotch Pine	*Pinus sylvestris*	7	1	Poor
17	Scotch Pine	*Pinus sylvestris*	13	1	Poor
18	Ornamental Cherry	*Prunus spp.*	6	1	Fair
19	Sweetgum	*Liquidambar styraciflua*	12	1	Good
20	Sweetgum	*Liquidambar styraciflua*	13	1	Good
21	Ornamental Cherry	*Prunus spp.*	7	1	Good
22	Cherry Plum	*Prunus cerasifera*	5	1	Good
23	Cherry Plum	*Prunus cerasifera*	4	1	Good
24	Cherry Plum	*Prunus cerasifera*	3	1	Poor
25	Cherry Plum	*Prunus cerasifera*	3	1	Good
26	Cherry Plum	*Prunus cerasifera*	2	1	Good
27	Cherry Plum	*Prunus cerasifera*	4	1	Good
28	Cherry Plum	*Prunus cerasifera*	3	1	Good
29	Cherry Plum	*Prunus cerasifera*	4	1	Fair
30	Ornamental Cherry	*Prunus spp.*	9	1	Good
31	Ornamental Cherry	*Prunus spp.*	6	1	Good
32	Ornamental Cherry	*Prunus spp.*	3	1	Good
33	Cherry Plum	*Prunus cerasifera*	3	1	Good
34	Cherry Plum	*Prunus cerasifera*	3	1	Good
35	Cherry Plum	*Prunus cerasifera*	3	1	Good
36	Cherry Plum	*Prunus cerasifera*	5	1	Good
37	Cherry Plum	*Prunus cerasifera*	3	1	Good
38	Cherry Plum	*Prunus cerasifera*	3	1	Good
39	Cherry Plum	*Prunus cerasifera*	3	1	Good
40	Cherry Plum	*Prunus cerasifera*	2	1	Good
41	Cherry Plum	*Prunus cerasifera*	3	1	Good
42	Cherry Plum	*Prunus cerasifera*	4	1	Good
43	Ornamental Cherry	*Prunus spp.*	8	1	Good
44	Ornamental Cherry	*Prunus spp.*	14	1	Good
45	Scotch Pine	*Pinus sylvestris*	18	1	Good
46	Scotch Pine	*Pinus sylvestris*	18	1	Good
47	Ornamental Cherry	*Prunus spp.*	12	1	Good
48	Ornamental Cherry	*Prunus spp.*	12	1	Good
49	American Basswood	*Tilia americana*	4	1	Good
50	American Basswood	*Tilia americana*	6	1	Good
51	American Basswood	*Tilia americana*	5	1	Good
52	Ornamental Cherry	*Prunus spp.*	4,6	2	Fair
53	American Basswood	*Tilia americana*	6	1	Good
54	American Basswood	*Tilia americana*	6	1	Good
55	American Basswood	*Tilia americana*	6	1	Good
56	Balsam Fir	*Abies balsamea*	3	1	Good
57	Balsam Fir	*Abies balsamea*	3	1	Good
58	Blue Spruce	*Picea pungens*	3	1	Poor
59	Balsam Fir	*Abies balsamea*	3	1	Good
60	Balsam Fir	*Abies balsamea*	3	1	Good
61	Balsam Fir	*Abies balsamea*	3	1	Good
62	Balsam Fir	*Abies balsamea*	3	1	Good
63	Blue Spruce	*Picea pungens*	3	1	Fair
64	Blue Spruce	*Picea pungens*	3	1	Poor
65	Balsam Fir	*Abies balsamea*	3	1	Fair
66	Balsam Fir	*Abies balsamea*	2	1	Good
67	Balsam Fir	*Abies balsamea*	2	1	Good
68	Balsam Fir	*Abies balsamea*	3	1	Good
69	Balsam Fir	*Abies balsamea*	3	1	Fair
70	Balsam Fir	*Abies balsamea*	3	1	Good
71	Balsam Fir	*Abies balsamea*	3	1	Good
72	Balsam Fir	*Abies balsamea*	3	1	Good
73	Kentucky Coffee Tree	*Gymnocladus dioicus*	3	1	Good
74	Kentucky Coffee Tree	*Gymnocladus dioicus*	3	1	Good

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

- BEAN - ARCHITECTS

TEAM
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Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone 614.775.4500 Fax 614.775.4800
emht.com

PREPARED FOR
DAIMLER
Development • Leasing • Construction • Sales
Daimler Group
1533 Lake Shore Dr
100, Columbus, OH
43204

PROJECT NAME
The Corners
Frantz Road
Dublin, Ohio

PROJECT INFO
Project #: 20190873
By: NV/NF
Date: 09/03/2019

SHEET TITLE
Tree Survey

SHEET NUMBER
3/7

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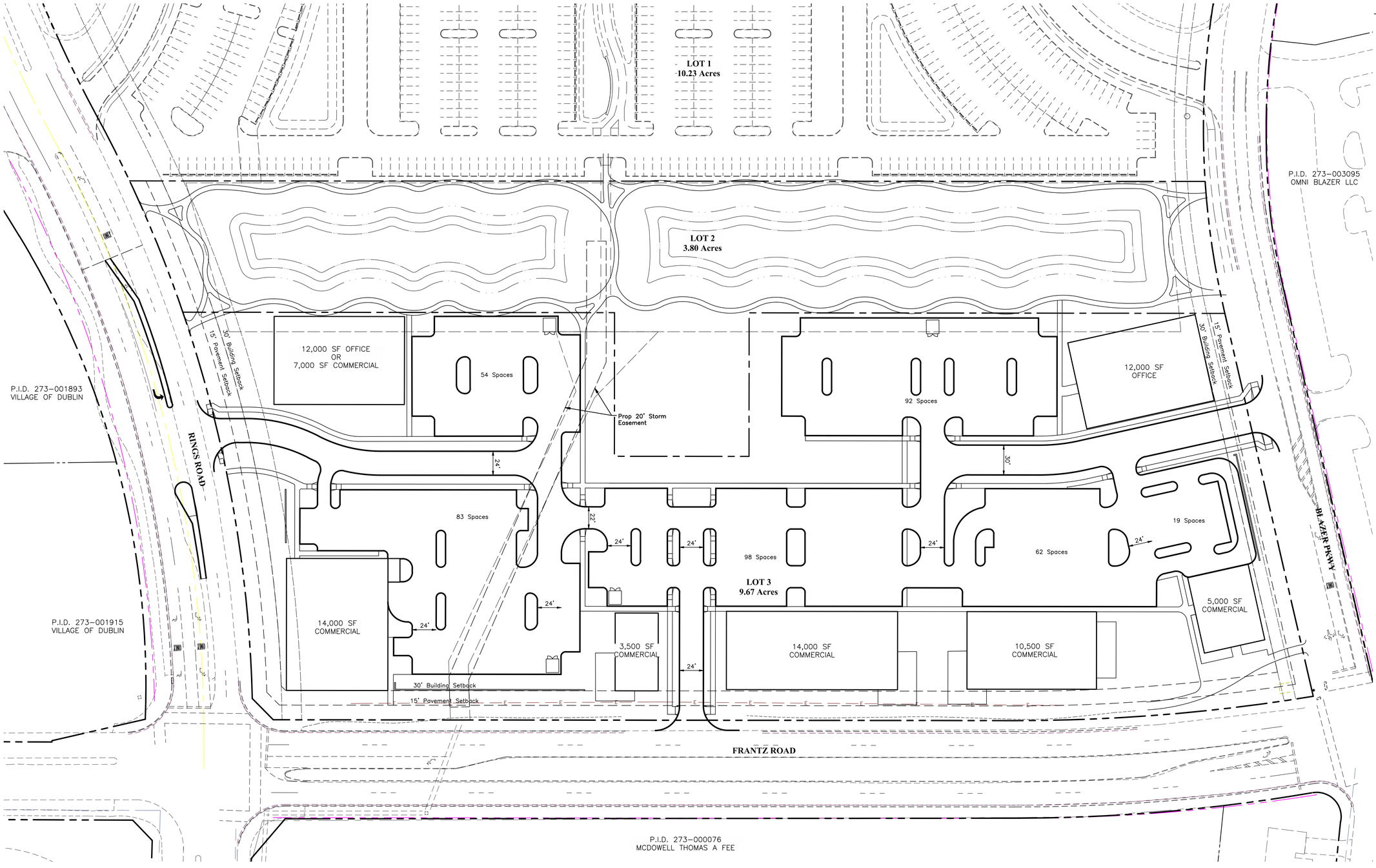

GRAPHIC SCALE

0 25 50 100

1 inch = 50 feet

SITE DATA

Total Commercial.....47,000 SF
Total Office.....24,000 SF

Total Parking Provided.....408 Spaces

Total Commercial Parking
Required @ 5/1000 SF.....235 Spaces

Total Office Parking
Required @ 4/1000 SF.....96 Spaces

SITE DATA

Total Commercial.....54,000 SF
Total Office.....12,000 SF

Total Parking Provided.....408 Spaces

Total Commercial Parking
Required @ 5/1000 SF.....270 Spaces

Total Office Parking
Required @ 4/1000 SF.....48 Spaces

SITE DENSITY

Total Site.....421,190 SF (9.67 Ac)

Lot Coverage..... 66.4%

PRELIMINARY
NOT TO BE USED FOR CONSTRUCTION

PLAN SET DATE
09/03/2019

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

POD

-BEAN-
ARCHITECTS

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Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll free: 888.775.3648
emht.com

PREPARED FOR
DAIMLER
Development • Leasing • Construction • Sales

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

PROJECT NAME
The Corners
Frantz Road
Dublin, Ohio

PROJECT INFO
Project #: 20190873
By: NV/NF
Date:
09/03/2019

SHEET TITLE
Site Plan

SHEET NUMBER
4/7

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LOT 1

LOT 2

P.I.D. 273-003095
OMNI BLAZER LLC

P.I.D. 273-001893
VILLAGE OF DUBLIN

P.I.D. 273-001915
VILLAGE OF DUBLIN

P.I.D. 273-000076
MCDOWELL THOMAS A FEE

RINGS ROAD

FRANTZ ROAD

BLAZER PKWY

12,000 SF OFFICE
OR
7,000 SF
COMMERCIAL

12,000 SF
OFFICE

14,000 SF
COMMERCIAL

3,500 SF
COMMERCIAL

14,000 SF
COMMERCIAL

10,500 SF
COMMERCIAL

5,000 SF
COMMERCIAL

LOT3

PHASE 1

Prop 20' Storm
Easement

Prop 36" Strm (PH1)

STM

50' Building Setback

15' Pavement Setback

30' Building Setback

15' Pavement Setback

GRAPHIC SCALE

0 25 50 100

1 inch = 50 feet

LEGEND

Phase 1

Phase 2

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

- BEAN - ARCHITECTS

TEAM

EMHT
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone 614.775.4500 Fax 614.775.4800
emht.com

PREPARED FOR

DAIMLER TRUCKS
Development • Leasing • Construction • Asset Management

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

PROJECT NAME

The Corners
Frantz Road
Dublin, Ohio

PROJECT INFO

Project #: 20190873
By: NV/NF
Date: 09/03/2019

SHEET TITLE

Phasing Plan

SHEET NUMBER

5/7

PRELIMINARY
NOT TO BE USED FOR CONSTRUCTION

PLAN SET DATE
09/03/2019

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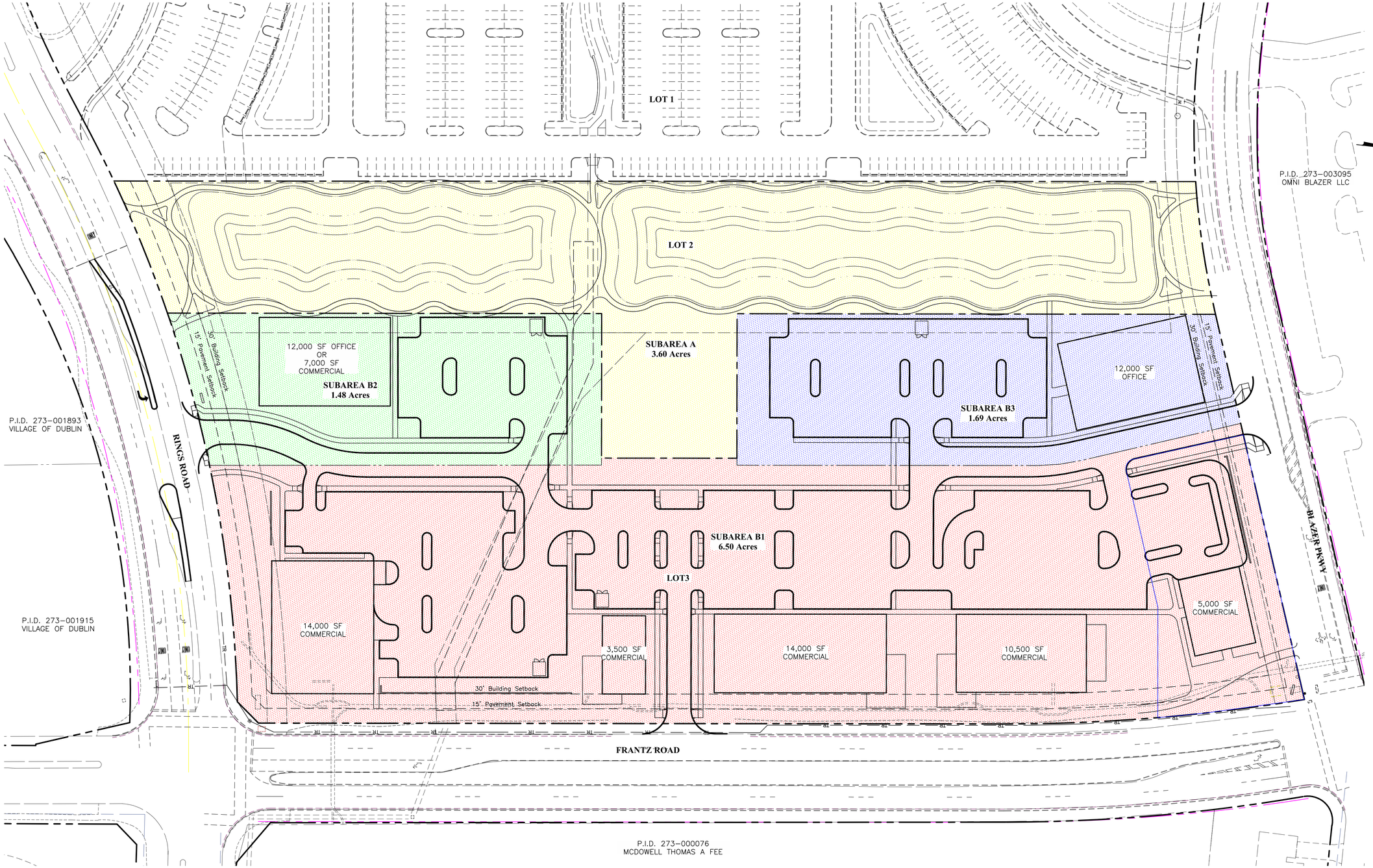

PRELIMINARY
NOT TO BE USED FOR CONSTRUCTION

PLAN SET DATE
09/03/2019

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

- BEAN - ARCHITECTS

TEAM
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Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone 614.775.4500 • FAX 614.775.4800
emht.com

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

PREPARED FOR
DAIMLER
Development • Leasing • Construction • Asset

PROJECT NAME
The Corners
Frantz Road
Dublin, Ohio

PROJECT INFO
Project #: 20190873
By: NV/NF
Date: 09/03/2019

SHEET TITLE
Subareas

SHEET NUMBER
6/7

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GRAPHIC SCALE

0 20 40 80

1 inch = 40 feet

LEGEND
Existing

Symbol	Description
WM	Water Main
DWS	Domestic Water Service
STM	Storm Sewer
SAN	Sanitary Sewer
EDB	Electric Duct Bank
CDB	Communication Duct Bank
GM	Gas Main
GS	Gas Service Line
UGL	Underground Lighting

Storm Inlet
Fire Hydrant
Street Light
Communications Pedestal
Manhole
Water Valve
Transformer
Electrical Fixture
Traffic Sign

LEGEND
Proposed

Symbol	Description
WM	Water Main
DWS	Domestic Water Service
STM	Storm Sewer
SAN	Sanitary Sewer
SAS	Sanitary Sewer Service
EDB	Electric Duct Bank
CDB	Communications Duct Bank
GM	Gas Main
	Grade Break

Clean Out
Storm Inlet
Manhole
Headwall
YD = Area Drain
Water Valve
Site Light

PRELIMINARY
NOT TO BE USED FOR CONSTRUCTION

PLAN SET DATE 09/03/2019

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43204

PROJECT NAME
The Corners
Frantz Road
Dublin, Ohio

PROJECT INFO
Project #: 20190873
By: NV/NF
Date:
09/03/2019

SHEET TITLE
Utility Plan

SHEET NUMBER
7/7

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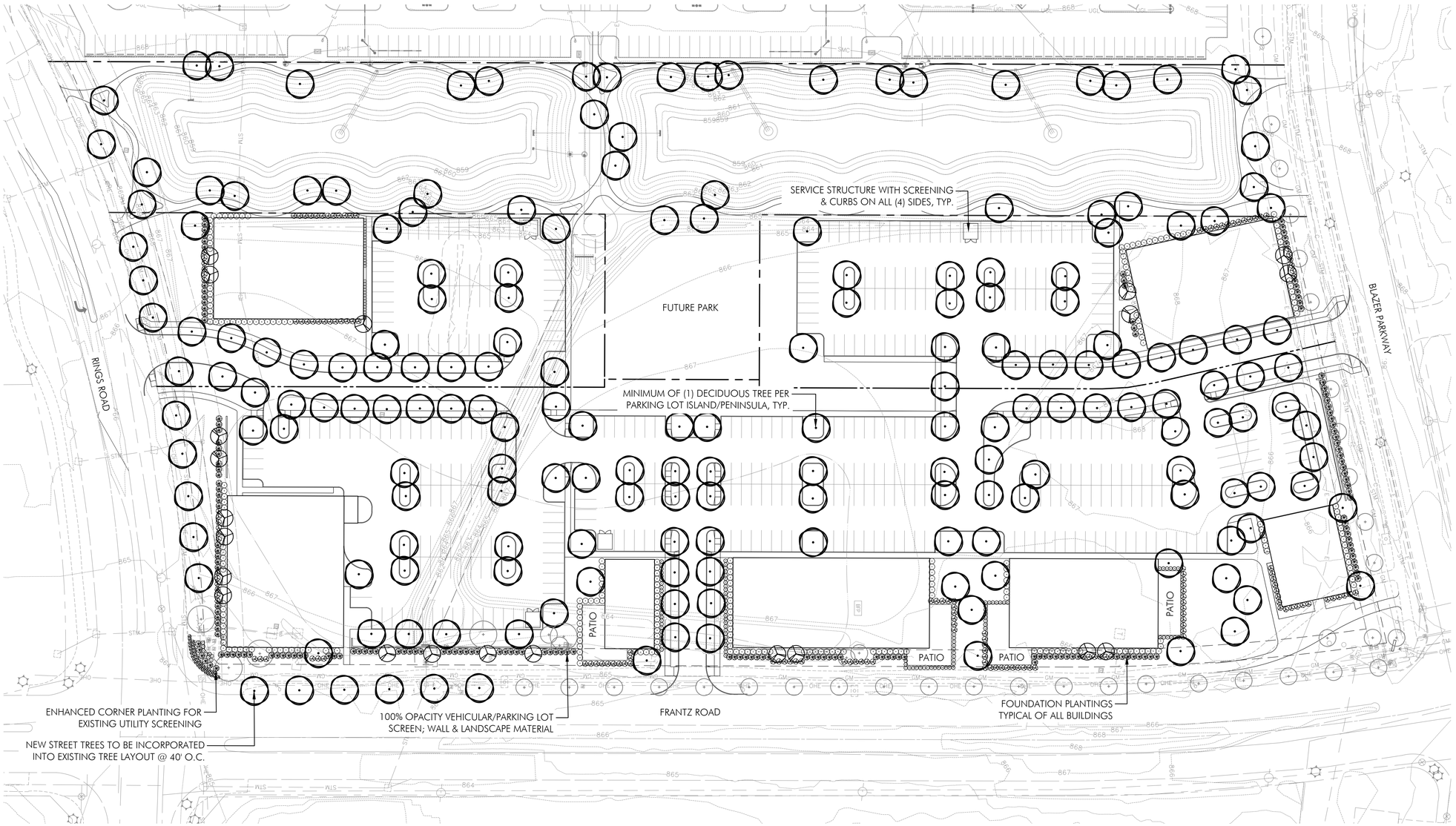

Preliminary Development Landscape Plan
SCALE: 1" = 50'-0"

0 25 50 100

LANDSCAPE CODE REQUIREMENTS

INTERIOR LANDSCAPING FOR VEHICULAR USE AREAS

REQUIRED: FOR EACH 100 SF OF VEHICULAR AREA, 5 SF MIN. LANDSCAPE AREA
(±180,330 SF VEHICULAR AREA / 100) x 5 = ±9,017 SF
PROVIDED: ±18,680 SF (ISLANDS ONLY)

REQUIRED: MINIMUM LANDSCAPE AREA OF 112 SF WITH INSIDE DIMENSION WIDTH OF 7' AND 4' MINIMUM TO ALL TREES FROM EDGE OF PAVEMENTS WHERE VEHICLES OVERHANG
PROVIDED: YES

REQUIRED: ONE TREE PER 5,000 SF OF GROUND COVERAGE (2" CALIPER @ INSTALL)
180,330 SF VEHICULAR + 71,000 SF BUIDLING = 251,330 SF
251,330 SF / 5,000 SF = 51 TREES
PROVIDED: 60 TREES (ISLANDS ONLY)

SCREENING FOR SERVICE STRUCTURES

REQUIRED: 100% OPACITY SCREENING AROUND ANY SERVICE STRUCTURE
PROVIDED: 100% OPACITY FENCE OR WALL STRUCTURE AROUND ALL SIDES OF DUMPSTERS @ A HEIGHT OF 1' TALLER THAN ENCLOSED STRUCTURE.

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Columbus, OH 43204

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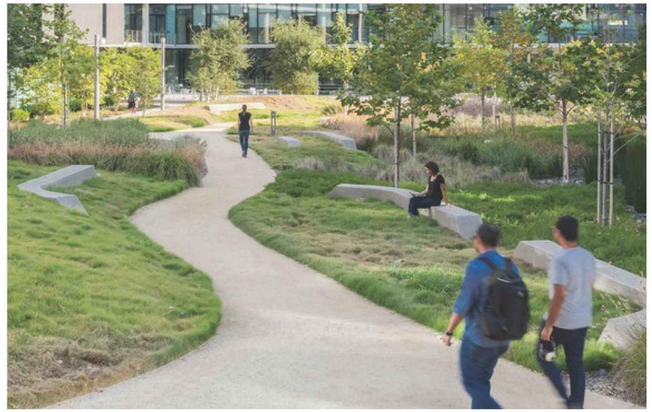
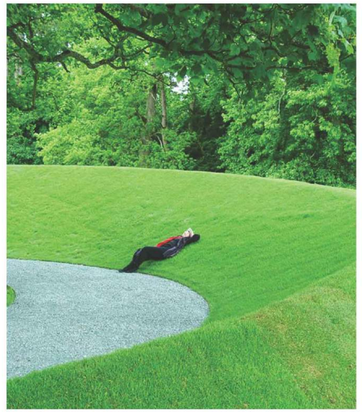
PROJECT NAME
Frantz Road Development
Frantz Road
Dublin, Ohio

PROJECT INFO
Project #: 18092
By: SK/AC
Date: 09/05/2019

SHEET TITLE
Preliminary Development Landscape Plan

SHEET NUMBER
L1.0





Preliminary Development Character Imagery

POD Design
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Columbus, OH 43204

PROJECT NAME
Frantz Road Development
Frantz Road
Dublin, Ohio

PROJECT INFO
Project #: 18092
By: SK/AC
Date: 09/05/2019

SHEET TITLE
Preliminary Development Character Imagery

SHEET NUMBER
L1.1

Preliminary Development Character Imagery
SCALE: 1" = 50'-0"

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PROJECT NAME
Frantz Road Development
Frantz Road
Dublin, Ohio

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

SHEET TITLE
Preliminary Development Character Imagery

SHEET NUMBER
A-1.1

~~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 to recommend to Council 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.

Ms. Fox stated that is not clarified. It states "uses under 153.026," so it would appear to include them all. She would request that for later ease in implementation, clarification be made.

Ms. Newell concurred.

Ms. Fox inquired the reason that Permitted Uses was limited to simply business and office in Subarea B3, as identified by Section 153.026(a). Could a mixed use be permitted, such as office on second level and retail below?

Paul Ghidotti, 6840 Macneil Drive, Dublin, 43017, Daimler Group, stated that accompanying him tonight are Architect J. Carter Bean and Land Planner Steve Kolwicz. In looking at the DCAP, that plan referred to was a transition step from retail moving to the west. It seemed that office use should be there, as the retailers do not want to be in that location. This area presents the best opportunity for build to suit, owner-occupied office sites in the entire development. This location is a good space for the professional office user – along the pond, with good access on Blazer Parkway.

Ms. Fox stated that she does not disagree but did not want to limit it.
Mr. Ghidotti stated that they have no objection to expanding B3, if it would not have a negative impact on their traffic impact study. They do not want to re-do that study.
Ms. Fox responded that she was not requesting that use be included, rather questioning the reason for the limitation.

Ms. Fox inquired about the setback requirements. The DCAP calls for a 30-ft. setback. What the Commission is looking for is energy at the street, patios, etc. If they are already finding that placing patios in front results in canopies and awnings encroaching in the setback, is a 30-ft. setback sufficient?

Mr. Ghidotti responded that 30 feet is a workable setback. It still allows them to have outdoor seating areas at either the north or south end of the building and wrap it around closer to the street.

Mr. Fishman stated that 35 feet would be appropriate. There are large trucks travelling Frantz Road, next to people sitting in patios drinking coffee. That is his complaint about SR161 in downtown Dublin where people are sitting in the outdoor space at Starbucks while semi-trucks pass.

Mr. Ghidotti stated that this space would not be similar. They have lost so much of the proposed density in the last year and a half with this project that they are hoping the project still works. Retailers like density and activity. If they continue to shrink the plan, have larger setbacks and lose parking space, they will lose development area as well.

Ms. Fox stated that it is important for the City to create a landscape design in conjunction with this development. The DCAP calls for spaces to linger and the use of placemaking principles. The Daimler Group is designing their piece, which must interact with the City's piece. If the City does not have a plan that directly relates, it will not appear cohesive. Is the City's Parks and Recreation Division working on a plan?

Ms. Husak responded the intent is that when the rezoning goes before City Council for consideration, their materials will include the development agreement and estimated costs of an associated landscape project.

Ms. Fox stated that she would like to see a tentative design plan.
Ms. Husak clarified that, at this point, the rules for the development are being established. With the future Final Development Plan, the Commission will see every building, parking lot and access point, as well as the park development.

Ms. Fox inquired if the loss of density the applicant referred to was the result of the parking requirements.
Mr. Ghidotti responded that it was the loss of the uses to the west, which were shown at an earlier November meeting and no longer included that impact the density.

Ms. Fox inquired if the parking numbers were based on current City Code, or are they relaxed due to the fact that this is a walkable environment.

Ms. Husak responded that it is that, as well as the intent to have uses with different parking peak times. The patios are permitted not to have any dedicated parking spaces.

Mr. Fox inquired the reason that the architectural styles have changed from the front to the back of the development.

Ms. Husak stated that there was conversation about how to transition into an office building. They are permitting the office use not to adhere to that particular style.

Mr. Ghidotti stated that it will be a different use, likely Office use to the west, but also a transition from the retail frontage.
Ms. Fox inquired if there would be elements that will enable all to relate. Rings Road faces the Field of Corn. Because that is a signature corner, the architecture was chosen with the intent that it would relate to the sense of the overall area. On Rings Road, will it seem odd that the front reflects that sense of area, and the back will look contemporary? She inquired if the applicant had considered a 3-story building at the rear.

Mr. Ghidotti responded that they would not be able to provide parking for a 3-story building.

Ms. Call inquired if parks are typically developed by the City when open space requirements are met on a parcel.
Ms. Husak responded that they are not.

Ms. Call inquired if, typically, parks are provided by the property owner.
Ms. Husak responded that this park was the result of a neighborhood request. The developer was not required to provide open space.

Ms. Call stated that because this is preliminary, the only request she would make relates to parking. Because this plan is underparked per City Code, with the Final Development Plan, she would request that the staff report provide comps on a shared parking agreement. Parking needs are also based on the number of people who want to visit an attraction. She would also request information be provided on the possibility for adjacent parking rather than on the drive lane itself, which circles the Field of Corn. The land is City-owned, and there appears to be space for it.

Perhaps if some parking spaces could be provided there, it would reduce the demand on this development's parking.

Mr. Wilson stated that with the Informal Review, the Commission was shown a clear path from Blazer Parkway to Rings Road. Now, it appears to be a labyrinth. Are there only two ways to access this site?
Ms. Husak responded that there are three access points -- from Rings, Frantz and Blazer. At the June meeting, it seemed that the majority of Commissioners preferred that there not be a direct travel path through the site.

Mr. Wilson stated that with the curves, there will be a need for stop signs for the traffic moving through that space.
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 to Council approval of 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 recommend to Council 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.

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

Planning and Zoning Commisison
September 19, 2019

19-081Z/PDP – The Corners

Summary
This is a request for review and recommendation of approval to City Council of a rezoning with preliminary development plan of a ±13.5-acre site from OLR, Office, Laboratory, and Research District to PUD, Planned Unit Development District for the future construction of up to 70,000 square feet of office and commercial space and a public park.

Zoning Map

Next Steps
Upon approval a recommendation from the Planning and Zoning Commission the application will be forwarded to City Council for review and final approval. The legislation will require two readings before City Council with the rezoning in effect 30 days (referendum period) after the second reading.

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

Property Owners
City of Dublin

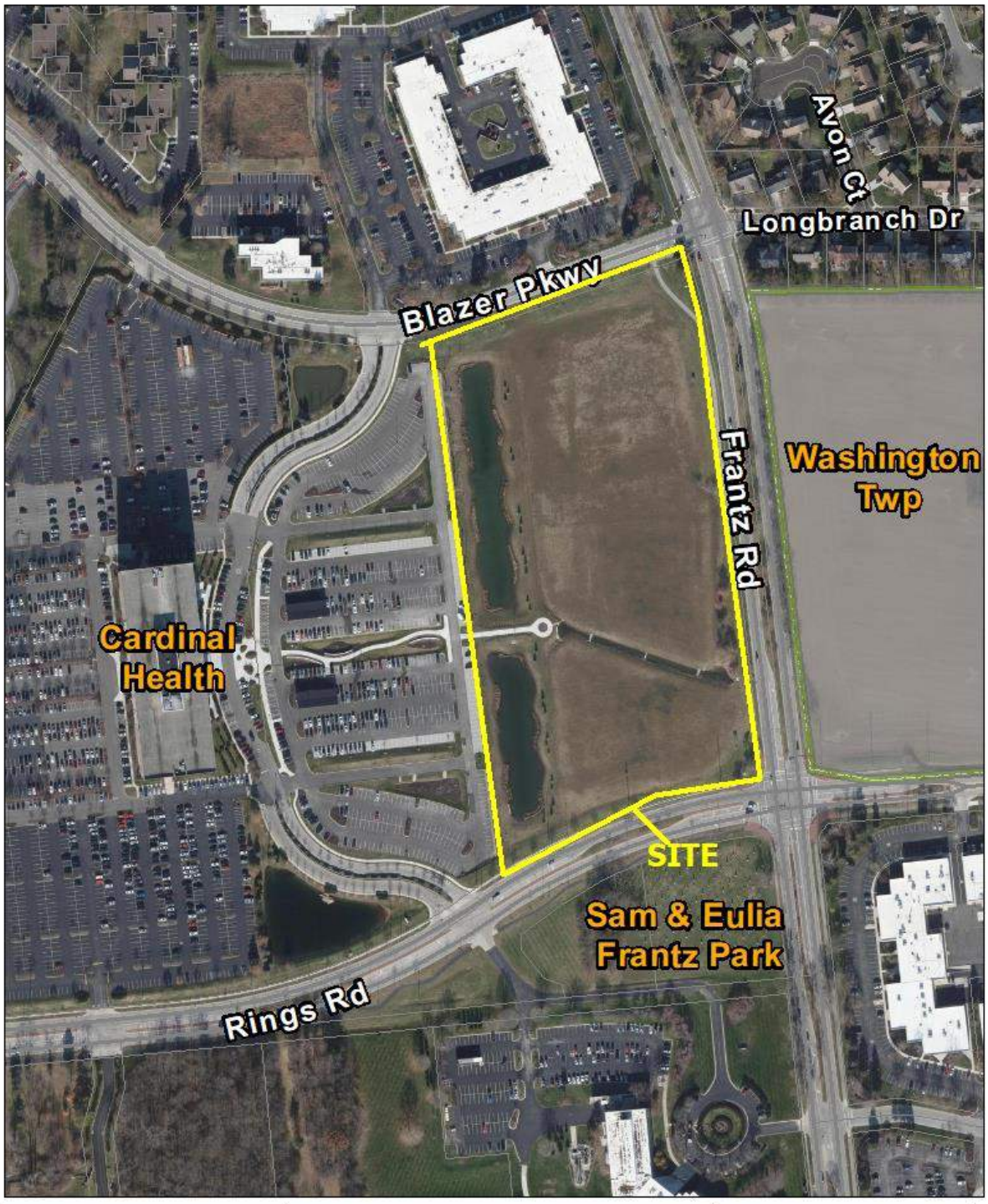
Applicant
Paul G. Ghidotti, The Daimler Group

Applicable Land Use Regulations
Zoning Code Section 153.050-153.056

Case Manager

Claudia D. Husak, AICP, Senior Planner/Current Planning Manager
(614) 410-4675
chusak@dublin.oh.us

1. Context Map



City of Dublin | 19-081Z-PDP Rezoning with Preliminary Development Plan The Corners | 0 115 230 Feet | N

2. Overview

Background

The Commission provided informal feedback on Jun 20, 2019 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.

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.

Specifically, the site is currently undeveloped and consists of a 10-acre area out of a 23-acre parcel, 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 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: 500 feet along Blazer Parkway to the north; 1,100 feet along Frantz Road to the east; and, 530 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
The applicant is proposing to rezone the site from OLR, Office, Laboratory and Research District to a PUD, Planned Unit Development District, to develop the site with a mix of office space, commercial (restaurant & retail) space, and parks and open space. The provided preliminary development plan was updated based on the feedback from the Commission at the informal review.

Community Plan
http://communityplan.dublinohiousa.gov/
The Community Plan is the key policy guide for decision-making about the built and natural environments of the City of Dublin. The Community Plan text and associated maps contain detailed recommendations for future development including the appropriate location and density or intensity of residential and commercial uses; the general location and character of roads; the general location of parks, open space and public buildings among other information.

The Community Plan is a guide for City Council and the Planning and Zoning Commission as they assess the location, character, and extent of proposed public and private development in Dublin. The policies and recommendations within the Plan will be implemented over time through rezonings and subdivisions of land and the location and construction of public improvements by either the City or a developer.

Recommendations throughout the Plan are based upon a review of existing conditions and evaluation of future development scenarios for their impacts on infrastructure, roads and the fiscal health of the City. Dublin's ability to maintain high quality of services and quality of life depends on a careful review of development proposals for conformance with the Community Plan.

Dublin Corporate Area Plan
http://communityplan.dublinohiousa.gov/special-area-plans/dublin-corporate-area-plan/
The Dublin Corporate Area Plan (DCAP) is a recently adopted Special Area Plan within the Community Plan. It was developed as a policy foundation for the reposition the "legacy" office sites for success by encouraging new investment, as well as reinvestment in existing buildings. A primary goal of the Plan is to create a walkable, mixed-use environment with amenities, while recommending places for infill and new development using formal and informal open spaces as organizational and focal elements for new development and redevelopment. The Plan seeks to apply placemaking principles to encourage vitality within the district and identifies under-served markets and the related opportunities for attracting new private investment. Frantz Road is an important connector within this planning area and the Plan strives to provide a strategy to "refresh" the Frantz Road streetscape that better reflects the gateway nature of this important corridor.

Future Lan Use
The Dublin Corporate Area is designated as a Mixed Use Regional Center on the Future Land Use Plan. Mixed Use Regional (MUR) Districts are intended to provide concentrated areas of high quality employment facilities, integrated with or adjacent to complementary retail and commercial uses as well as supporting residential and recreational uses. These sub-districts provide opportunities to introduce amenities and walkable environment for office workers, visitors, and nearby residents.

While an important district of the City, it serves a dual role as a regional economic node. Within the DCAP, the site is located within the Mixed Use Regional Sub-District 2 (North of Rings), which recommends corporate office uses with supporting retail services in the interior of the sub-district, and a limited amount of multi-story residential (density not to exceed 30 du/ac) as a secondary use to office. Most relevant to this proposal, the plan noted that the subject site "has been identified as a key near-term development site that could accommodate a mix of uses as a neighborhood center." In addition, a Building Height Map recommends one to two stories along the Frantz Road frontage and two to three stories for the balance of the site.

The site is one of 12 identified sites in the DCAP as a key undeveloped site that would benefit from additional policy guidance. Designated as Site 9, the plan supports "neighborhood-oriented retail and restaurant uses (no bars) for the Frantz Road frontage." It suggests second story office uses would be appropriate and that the overall site design should allow for a direct pedestrian linkage to the properties to the west.

Neighborhood Contact
Staff and the Daimler Group hosted a public meeting on Tuesday, November 27, 2018 at the Dublin Community Recreation Center to introduce the Daimler team and the project objectives. Approximately 50 stakeholders attended the meeting, which included a brief presentation by Staff to introduce the project including its objectives, and its goal of implementing the recommendations of the Dublin Corporate Area Plan. Staff introduced the Daimler Group, who presented initial concepts regarding possible land uses and architectural character.

After the presentations and Q&A, the meeting transitioned to an open house where attendees were invited to talk with Staff and the developer team. Presentation boards with conceptual land uses, architectural character images, and ideas for open space/streetscape treatment were also available for neighborhood comment. Attendees were also 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.

City Staff has been working with the Daimler team to prepare a development proposal that reflects the stakeholder feedback collected at the November 27, 2018 meeting, as well as Council direction.

Proposal Details
Layout
This proposal includes the existing stormwater retention ponds that were installed by the City as part of the smart parking lot currently leased by Cardinal Health. The recreational/park amenity is shown in the center of the site connected to this existing open space area. Access is shown off all three adjacent roads. A connection to the central open space is provided off the Frantz Road frontage for a continued green space east to west. This plan locates the office uses

to the west of the site immediately adjacent to the access points off Blazer Parkway and Rings Road, with the Rings Road portion allowing for the flexibility of office or commercial development depending on the market. This arrangement provides amenity spaces near the proposed office buildings. The commercial (restaurant/retail) areas are proposed along the Frantz Road frontage as well as at the important intersections of the site with Blazer Parkway and Rings Road. This layout lends itself to create a pleasant and viable streetscape with more active amenity spaces along the road frontages and corners. Internal drive aisles provide access to all buildings and parking areas off the public roads. The layout has been designed to discourage cut through traffic.

Zoning
While the site is shown in the Community Plan Special DCAP Area Plan as MUR, Sub-District 2 (North of Rings), which recommends corporate office uses with supporting retail services in the interior of the sub-district, and a limited amount of multi-story residential (density not to exceed 30 du/ac) as a secondary use to office. The Zoning Code has not yet been updated to reflect this District and the site retains the current zoning of OLR, Office, Laboratory and Research District. All the proposed uses included in this Concept Plan are permitted within the ID-1 District. Due to the timing of this proposal, the applicant and staff have agreed that a rezoning to a Planned Unit Development District (PUD) is the appropriate mechanism to ensure that the needs of the facility can be met. In addition, the City retains a higher level of involvement in ensuring the development will be sensitive to the surrounding area, provides for a high quality and cohesive development with appropriate development pattern, landscaping, and signs.

Site
As discussed above, the 13.5-acre site is a portion of a larger City-owned parcels. Three new parcels will be created to facilitate this development, two of which are subject to this rezoning application. A preliminary plat application (Case 19-080PP) has been prepared to coincide with the review of this rezoning application.

Subareas
The development text refers to four subareas, with the existing ponds and the open space area located in Subarea A. Subarea B1 is the Frantz Road frontage intended to accommodate a majority of the retail/restaurant/commercial buildings. Subarea B2 is the area between Subarea A (open space) and the Frantz Road frontage area and is intended to allow for the flexibility of office or commercial development. Subarea B3 is office area to the north, in the center of the site between Subarea A and the Frantz Road frontage Subarea B. This Subarea is intended for office use. The preliminary development plan does not accurately reflect all Subareas, as outlined in the text, in the Subarea Map, which should be updated prior to Council review.

Access
Three new driveways into this site from all adjacent public roadways will provide vehicular access. Full access is indicated off Rings Road as well as from Blazer Parkway, with the Frantz Road access restricted to right in/right out due to the existing median. A Traffic Impact Study (TIS) has been performed by the applicant and submitted to staff for review. Staff is working on the review of the study.

Stormwater Management/Utilities
In terms of stormwater management, this site has access and was accounted for the City project for the smart parking lot and will have access to the existing facilities. These basins are

designed to meet the requirements of the City of Dublin's Chapter 53 Stormwater Management Code, and the requirement of the Ohio EPA. Preliminary stormwater management information has been submitted to demonstrate compliance with these rules and regulations.

This site will have access to public water for domestic and fire protection service by connecting public water main along Frantz Road and Rings Road. This site will have access to public sanitary sewer service by connecting services to public sanitary mains that are on the south side of Blazer Parkway and on the north side of Rings Road in the western portion of Subarea B.

Development Text
The development text is the regulating document that outlines the development standards for the development including uses, lot requirements, and architecture and materials. The applicant has provided a development text with development standards specific to this PUD.

Uses
The permitted uses in Subarea A are limited to 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 as well as stormwater ponds.

Subarea B has been divided for purposes of clearly defining the range of uses that are permitted within the different development areas of Subarea B, is divided into three separate Subareas (referred to as Subarea B1, B2, and B3). No residential use is permitted in this Subarea as requested by nearby neighborhood representatives.

Subarea B1 (Frantz Road Frontage Sites) permits casual and fine dining and other eating establishments with the explanation that those shall have the primary function of food service, with alcohol sales being incidental or secondary. The size limitation for this use is 30,000 gross square feet except as approved by the Planning and Zoning Commission via Conditional Use approval. Other permitted uses include various retail uses, personal services and office, which again is size limited to not more than 50% of a building.

The applicant has included outdoor dining in this Subarea as a permitted use for up to 10,000 total square feet. Use specific requirements include complementary amenities (fences, tables, chairs, flower boxes) and consistency with the overall design aesthetic of the area. Drive-thrus may be permitted as a Conditional Use within Subarea B1 with service windows and vehicular canopies associated not permitted frontage on Frantz Road.

In Subarea B2, all retail and personal services uses permitted in Subarea B1 are permitted to a maximum of 7,000 gross square feet; or all administrative, business and professional office uses, organization and associations permitted in the permitted uses section of the SO, Suburban Office and Institutional District of the Zoning Code to a maximum of 12,000 gross square feet.

In Subarea B3, the permitted uses are limited to those office uses listed above with the same size limitation.

Development Standards
The permitted density in Subarea B is based on the permitted maximum size of the different uses with Subarea B1 allowing 47,000 gross square feet of retail/restaurant/office

development and restaurant use exceeding 30,000 gross square feet (cumulative) requires Conditional Use approval. Office uses are limited to not more than 50% of the gross square footage of any building. Should Subarea B3 request additional office space exceeding the permitted 12,000 square feet, the applicant must seek administrative approval.

Lot Coverage is limited to 70% in accordance with the Zoning Code. This number will be cumulative across the entire development area of Subarea B.

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, and projecting signs may encroach the building setbacks. The applicant should include a maximum number for this permitted encroachment.

The minimum required side and rear yard from Subarea A is permitted at be zero feet for buildings and five feet for pavement and where parking areas and vehicular or pedestrian circulation is shared with an adjoining property, a side or rear yard of zero feet for pavement is permitted.

Parking
The proposed text includes a provision that allows parking in Subareas A and B to be shared regardless of use. The minimum number of parking spaces are 5 per 1,000 for commercial and 4 per 1,000 for office, not parking is required for outdoor dining or the park. The parking requirements, particularly the allowance for shared parking are appropriate for this type of development that will likely have peak hours that differ from use to use.

Drive-thru stacking spaces are required and are reflective of numbers approved the Commission in other Planned Districts. Bicycle parking is required at a ratio of 1 per 4,000.

Landscaping
As part of the landscaping section the proposed text described path connections interior and through the site to connect to the open space with informal seating areas and gathering spaces for the park. The plans include images that provide concept for how these areas may be programmed. Much of these details will be included in the final development plan for the park and will also require the allocation of public funds.

The text requires a cohesive landscape theme along the Frantz Road frontage between the existing shared use path and proposed patios and building facades, details of which will require Commission approval as part of the Final Development Plan.

Parking, vehicular use areas, and service areas must be screened from view from the public through the use of walls, fences and landscaping, according to the development text. The text requires the design of walls and fences be complementary to the proposed architectural theme.

Architecture
Prior to the review of a formal application for this site, the interested neighborhoods attended public meetings and indicated a preference for an architectural theme for this PUD that is a contemporary interpretation of the traditional rural and agricultural structures of the area. The development text speaks to that desire and the plans provide imagery that reflects the

character envisioned here. Architecture in Subareas B2 and B3 is intended to provide a transition between the rural, agriculturally influenced architecture of Subarea B1 and existing contemporary architecture of office developments to the west, unless otherwise approved by the Planning and Zoning Commission at Final Development Plan.

The 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. Architectural features, such as tower elements, cupolas and mechanical screens may exceed these maximum building heights.

The proposed text includes language that emphasize the desire for pedestrian orientation and comfort of the proposed buildings

Permitted roof materials include standing seam metal, corrugated metal, dimensional and simulated slate asphalt shingles, and slate or synthetic slate shingles and 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.

Signs
The proposal includes a Sign Regulation and Guidelines Document, with examples and images of unique, interesting and high-quality designs. This document successfully includes requirements for the management of signs between the landlord, the tenant and the City.

Many of the permitted sign types and design examples are reminiscent of what has been included in the Design Guidelines for signs in the Bridge Street District, including Fascia/Wall Signs, Projecting Signs, Canopy Edge Signs, Window Signs, Window Menus and Window Graphics. Also addressed a menu boards, directional signs and compliance signs. The text allows for three joint identification signs for this PUD with the same requirements as in the Code, that no Joint Identification Sign can contain any individual tenant information. The proposed document includes appropriate numbers, sizes and locations for all sign types per each subarea.

Phasing
Information regarding the phasing of development is required in the Zoning Code for the establishment of a Planned Unit Development District. This application includes a phasing plan that does not include access from either Blazer Parkway or Rings Road in Phase 1 and appears to inhibit circulation within the entirety that proposed phase. Staff requires the applicant to revise the phasing plan to include adequate circulation in Phase 1.

3. Criteria Analysis

Rezoning with Preliminary Development Plan Analysis [§153.055A]

1) The proposed development is consistent with the purpose, intent and applicable standards of the Zoning Code;
   Criterion met with Condition. This proposal is consistent with the purpose, intent and applicable development standards of the Zoning Code requirements, except as altered in the proposed development text to create unique and specific standards for this proposal.

However, the preliminary development plan does not accurately reflect all Subareas, as outlined in the text, in the Subarea Map, which should be updated prior to Council review.

2) The proposed development is in conformity with Community Plan, Thoroughfare Plan, Bikeway Plan, and other adopted plans or portions thereof as they may apply and will not unreasonably burden the existing street network;
Criterion Met. Based on previous discussions with the Commission, the proposal was deemed to be largely consistent with the Community Plan recommendations, particularly given the provision of open space areas, the site layout and architecture.

3) The proposed development advances the general welfare of the city and immediate vicinity and will not impede the normal and orderly development and improvement of the surrounding areas;
Criterion met with Conditions. This proposal provides for an orderly development and will improve the surrounding area as the first development in the DCAP. It meets the Community Plan for permitted uses as well as the desired design of sites within the District. To avoid conflicts with any planned future improvements along the Frantz Road frontage, the applicant should revise the development text to address the maximum permitted encroachment of building canopies, awnings, eaves, and projecting signs.

4) The proposed uses are appropriately located in the city so that the use and value of property within and adjacent to the area will be safeguarded;
Criterion met. The development is appropriately located within the City in the District and is an example of the type of a development type appropriate for this District.

5) Proposed residential development will have sufficient open space areas that meet the objectives of the Community Plan;
Criterion Not Applicable. There is no open space provision required for non-residential development. The applicant has; however provided ample open space in the form of a public park, of almost four acres.

6) The proposed development respects the unique characteristic of the natural features and protects the natural resources of the site;
Criterion met. The proposal will have to adhere to Code for any removal and replacement of the limited vegetation on site.

7) Adequate utilities, access roads, drainage, retention and/or necessary facilities have been or are being provided;
Criterion met. The applicant has worked with staff to ensure adherence to Code requirements and knowledge of available infrastructure to to serve the proposed development.

8) Adequate measures have been or will be taken to provide ingress and egress designed to minimize traffic congestion on the surrounding public streets and to maximize public safety and to accommodate adequate pedestrian and bike circulation systems so that the proposed development provides for a safe, convenient and non-conflicting circulation system for motorists, bicyclists and pedestrians;
Criterion met. Access to the proposed site will be from all adjacent public streets and paths will also be provided through the site and to the park.

9) The relationship of buildings and structures to each other and to such other facilities provides for the coordination and integration of this development within the PD and the larger community and maintains the image of Dublin as a quality community;
Criterion met. The proposal includes setbacks that will aid to create an inviting, pedestrian-scaled development with amenity areas that serve the patrons, tenants and the public.

10) The density, building gross floor area, building heights, setbacks, distances between buildings and structures, yard space, design and layout of open space systems and parking areas, traffic accessibility and other elements having a bearing on the overall acceptability of the development plans contribute to the orderly development of land within the city;
Criterion met. The proposed layout and intensity are appropriate for this site in this District, particularly given the heightened neighborhood interest in additional open space amenities for this area.

11) Adequate provision is made for storm drainage within and through the site so as to maintain, as far as practicable, usual and normal swales, water courses and drainage areas;
Criterion met with Condition. The development includes provisions for stormwater management via storm sewer and existing retention basins.

12) The design, site arrangement, and anticipated benefits of the proposed development justify any deviation from the standard development regulations included in the Zoning Code or Subdivision Regulation, and that any such deviations are consistent with the intent of the Planned Development District regulations;
Criterion met. The proposed design, site arrangement and anticipated benefit to the City will be ensured through the proposed development text.

13) The proposed building design meets or exceeds the quality of the building designs in the surrounding area and all applicable appearance standards of the city;
Criterion met. The preliminary development includes character images for the proposed buildings and the text includes material and designs standards, which will create a cohesive high quality development.

14) The proposed phasing of development is appropriate for the existing and proposed infrastructure and is sufficiently coordinated among the various phases to ultimately yield the intended overall development;
Criterion met with Condition. The development will be completed in two phases. This application includes a phasing plan that does not include access from either Blazer Parkway or Rings Road in Phase 1 and appears to inhibit circulation within the entirety

that proposed phase. Staff requires the applicant to revise the phasing plan to include adequate circulation in Phase 1.

15) The proposed development can be adequately serviced by existing or planned public improvements and not impair the existing public service system for the area; Criterion met. The development will be adequately serviced by existing public and planned infrastructure.

16) The applicant's contributions to the public infrastructure are consistent with the Thoroughfare Plan and are sufficient to service the new development. Criterion met. All contributions to infrastructure have been agreed upon and approved as part of the Economic Development Agreement.

5. Recommendations

The proposal is consistent with all of the applicable review criteria contained in the Zoning Code and **Approval** is recommended 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.

City of Dublin
OHIO, USA

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 **PID: 273-010749**
19-047INF **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 in 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.~~