

RECORD OF RESOLUTIONS

Dayton Legal Blank, Inc., Form No. 30045

70-19

Resolution No. _____

Passed _____, 20____

A RESOLUTION APPROVING AND ACCEPTING THE PLAT FOR THE CORNERS SUBDIVISION

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

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

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

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

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

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

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

Passed this 2nd day of December, 2019.



Mayor – Presiding Officer

ATTEST:



Clerk of Council

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- Repayment schedule from the City to the developer for the remaining balance of the public improvements and the elimination of the minimum service payment. In refining the model, staff believes that the TIF can support a \$250,000 repayment rather than a \$229,000 repayment in the first three years. Thereafter, the repayment would be scaled down to \$200,000 for the next three years, with a \$100,000 final payment. As originally proposed, the City will still reserve the right to prepay at any time without penalty.

Staff believes that these proposed revised terms will deliver a project that aligns with Council's desire to promote development of the Frantz Road corridor as well as support the principles of the Dublin Corporate Area Plan. Staff therefore recommends approval of the business terms of both the real estate transfer and development agreement and the infrastructure agreement with the Daimler Group, and further seeks authorization to revise the final agreements consistent with Council's direction. The developer's representative, Paul Ghidotti, as well as members of the project and legal teams are available to respond to any questions.

There were no questions.

Vote on the Ordinance: Ms. Fox, yes; Mr. Keenan, yes; Ms. De Rosa, yes; Mr. Reiner, yes; Mayor Peterson, yes; Vice Mayor Amorose Groomes, yes; Ms. Alutto, yes.

Ordinance 68-19

Amending Ordinance No. 83-00 Passed June 19, 2000, as Subsequently Amended, To Supplement the Public Improvements to be made to Benefit the Property Identified in that Ordinance.

Mr. Stiffler stated that no changes have been made to the Ordinance since first reading.

There were no questions.

Vote on the Ordinance: Vice Mayor Amorose Groomes, yes; Mr. Reiner, yes; Mayor Peterson, yes; Ms. Alutto, yes; Mr. Keenan, yes; Ms. De Rosa, yes; Ms. Fox, yes.

Ordinance 69-19

Declaring the Improvement to Certain Parcels of Real Property known as The Corners Development to be a Public Purpose and Exempt from Taxation; Providing for the Collection and Deposit of Service Payments and Specifying the Purposes for which those Service Payments may be Expended; Specifying the Public Infrastructure Improvements directly benefiting the Parcels; Authorizing Compensation Payments to the Dublin City School District and the Tolles Career and Technical Center; and Repealing Ordinance No. 83-00.

Mr. Stiffler stated that no changes have been made to the Ordinance since first reading.

There were no questions.

Vote on the Ordinance: Mr. Reiner, yes; Mayor Peterson, yes; Vice Mayor Amorose Groomes, yes; Ms. Alutto, yes; Ms. De Rosa, yes; Ms. Fox, yes; Mr. Keenan, yes.

Mayor Peterson noted that staff has requested that Resolution 70-19 be considered immediately following the rezoning ordinance. The staff report will address both the rezoning and plat acceptance together.

Ordinance 70-19

Rezoning Approximately 13.5 Acres, More or Less, Located 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 for Commercial and Office Uses and a Public Park. (Case 19-081Z/PDP)

Resolution 70-19

Approving and Accepting the Plat for The Corners Subdivision.

Mayor Peterson introduced the Resolution.

Ms. Husak noted that the Ordinance was introduced on November 18 and an amendment was made to clarify the architectural language in the development text – more closely aligning the intent of what the architecture ought to be as it transitions to the west. These are the only changes made.

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The Resolution is for the acceptance of the proposed preliminary plat, which typically accompanies legislation for a PUD rezoning. The applicant is proposing, together with the City, to subdivide the land into three lots – the existing parking lot that the City will retain ownership of, the park in the center that the City will retain ownership of, and the remaining lot is the parcel to be developed by Daimler in the future.

The rezoning and the preliminary plat were recommended for approval by the Planning and Zoning Commission on September 19. Staff recommends approval of the two items as well.

Ms. Fox asked about scale and massing in the development text for the two-story office buildings that serve as a transition. The language states it may be monolithic in scale and massing. That seems somewhat narrow. Are the buildings being limited to being monolithic, or is there flexibility?

Ms. Husak responded that the PZC would have flexibility to determine appropriateness, given the language "may" be monolithic.

Vice Mayor Amorose Groomes noted that the discussion at Council focused on complementary architecture. Was that captured in the text?

Ms. Fox responded that has been included. She just wanted clarification about the monolithic aspect.

Vote on the Ordinance: Mr. Keenan, yes; Ms. De Rosa, yes; Mr. Reiner, yes; Ms. Alutto, yes; Ms. Fox, yes; Vice Mayor Amorose Groomes, yes; Mayor Peterson, yes.

Vote on the Resolution: Ms. Fox, yes; Mr. Keenan, yes; Mr. Reiner, yes; Mayor Peterson, yes; Ms. De Rosa, yes; Ms. Alutto, yes; Vice Mayor Amorose Groomes, yes.

Ordinance 71-19

Establishing Appropriations Based on the 2020 Operating Budget of the City of Dublin, State of Ohio, for the Fiscal Year Ending December 31, 2020.

Mr. Stiffler noted there are no changes since the first reading.

Vote on the Ordinance: Ms. Alutto, yes; Ms. Fox, yes; Mayor Peterson, yes; Mr. Keenan, yes; Mr. Reiner, yes; Ms. De Rosa, yes; Vice Mayor Amorose Groomes, yes.

Ordinance 72-19 (Amended)

Amending the Annual Appropriations for the Fiscal Year Ending December 31, 2019.

Mr. Stiffler noted two items:

- In the packet was a memo with additional information on the advances contained in the ordinance and how they will impact the General Fund balance policy. It is important to point out that the fund balance and the General Fund expenditures in the timeline provided in the memo are all estimates and are included for representative purposes.
- The ordinance has been amended since introduction. The amended ordinance requests \$145,000 in the Accrued Leave payout instead of the \$90,000 previously requested. Since the time the ordinance was drafted in mid-November, additional information has come to light, as outlined in the memo. It is necessary to make this additional appropriation request.

He offered to respond to any questions.

Ms. De Rosa commented that she had discussion with Mr. Stiffler about the policy discussion that began at the last meeting about the end of year fund balance and the minimum required per policy. As Mr. Stiffler noted, the timeline presented in the memo puts the General Fund balance at approximately 54.9 percent, bringing it back up in February, should there be a bond issuance and bond proceeds. That timing could change, as well as the amount. It would still be a useful thing next year to look at the policy in terms of advances made based on a future bond issuance. Given the conversation that has taken place, it appears the fund balance will continue to rise because of the way the revenues are trending. But she does believe this policy matter should be discussed in a future meeting. Perhaps at the next meeting, could staff provide information on the

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~~Ms. Alutto thanked Mr. McDaniel for his attention to this and for being so responsive to her request that this occur before the end of the year.~~

~~Mayor Peterson moved to appoint Mr. Reiner to serve as the Council Liaison on this newly formed committee.~~

~~Ms. Alutto seconded the motion.~~

~~Vote on the motion: Mr. Keenan, yes; Ms. De Rosa, yes, Vice Mayor Amorose Groomes, yes; Ms. Alutto, yes; Ms. Fox, yes; Mayor Peterson, yes; Mr. Reiner, yes.~~

~~Vote on the Resolution: Ms. Fox, yes; Mr. Reiner, yes; Ms. De Rosa, yes; Mr. Keenan, yes, Vice Mayor Amorose Groomes, yes; Ms. Alutto, yes; Mayor Peterson, yes.~~

OTHER

- The Corners at Frantz and Rings Road - Update

Mr. McDaniel stated that this includes updates to provide information to Council in advance of introducing any legislation. He would welcome any feedback and thanked staff and Daimler for putting this informative presentative together.

Ms. Husak stated that Planning is preparing to bring forward a rezoning for 13.5 acres on the west side of Frantz road north of Rings Road. The area is part of the Dublin Corporate Area Plan (DCAP), which serves to reposition the Legacy office parks with a goal to create a walkable, mixed-use environment with amenities. 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. Similar to the OSU project, 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. About 70,000 square feet of space in phases will be developed. There are four-subareas proposed:

- Subarea A includes the existing storm water management areas as well as a park in the center of the site; and
- Subarea B, B1, B2 and B3 are the areas along Frantz that are commercial.

Ms. Husak shared some reference images of the proposed architectural character that could be considered in this development.

Ms. Goss provided more detail on each subarea.

- Subarea A is about 4 acres of park and open space areas. The City will retain ownership of the park and be responsible for its maintenance.
- Subarea B1 runs parallel to Frantz Road and is about 6.5 acres. Staff estimates that there will be 47,000 square feet of restaurant and retail space.
- Subarea B2 and B3 are dedicated office space at approximately 1.5 acres and 1.7 acres respectively.

Ms. Goss stated that this total development will be \$15.4 million in improvements to the site. The total cost to the City for the park and all required improvements is \$3,365,000. She stated the expectation is that Daimler will begin building infrastructure on the site (Subarea B1) in the year 2020 with approximately \$3 million in improvements in 2021, \$4 million in improvements in 2022, and \$3.4 million in improvements in 2023, totaling \$10.4 million minimum project value. The City will be receiving property tax on the full valuation of the improvements beginning in 2024. Staff has taken a conservative approach when calculating the TIF, figuring in the \$10.4 million minimum project value only. The City would transfer ownership of subareas B1, B2 and B3, as proposed in the development agreement to Daimler Group upon Council approval of the final development plan and all related agreements.

Mr. Stiffler reiterated the City's costs relating to the park. The City intends to use \$1.6 million in cash in the Rings/Frantz TIF to pay the monthly construction draws. The developer will provide up-front funding for the additional \$1.75 million needed. The City will make reimbursement to the developer in the amount of \$230,000 per year for ten years. These payments are expected to be made using funds from the Rings/Frantz TIF

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and the new TIF for the site. This project does not impact the 2020-2024 CIP as TIF dollars are being used that are not allocated for any other purpose. Additionally, no debt will be issued for the development of this project.

Mr. McDaniel reviewed the steps that would need to be taken for the approval of this project -- rezoning, agreements, creating and modifying TIFs, etc. He also summarized that this is within the DCAP and furthers the goal of providing amenities to the area while balancing the comments of the nearby residential areas.

Mayor Peterson stated that there has been a great deal of neighborhood feedback that has evolved into the perfect project. He stated that this is what TIF dollars are intended for.

Ms. Fox agreed and stated that this is a notable project that is hoped to kick start the renewal of the Metro/Blazer area. She commended the Daimler Group for listening to the residents. She reiterated how important the buy-in is from everyone. She is particularly pleased with the architectural style proposed. Using TIF money for the green space that will draw people in is appropriate. She would like to see the green space be very usable.

Ms. De Rosa stated that she knows it has been a lot of work and she is very appreciative. She believes it is a positive step forward.

Mr. Reiner stated he is pleased that there are no apartments. He believes it will increase the vitality of the area.

Ms. Alutto stated that the Community Plan focus was appreciated.

Vice Mayor Amorose Groomes stated that she would like to see attention to these ponds to make them viable eco-systems. She is looking forward to programming this park and it will be a wonderful opportunity to open it up for events such as the Fourth of July Fishing Derby.

Mr. Keenan asked if there was a crosswalk.

Ms. Fox stated there is a crosswalk at Rings and Frantz.

Mr. Keenan stated there should be one from Waterford.

Mr. McDaniel stated that the legislation will be advanced at the next meeting.

- ~~Community Plan Refresh~~

~~Ms. Rauch stated that staff has conducted an audit of the Plan and provided a summary of updates over the past six years, identified needed updates, additional information to incorporate, proposed timeframe, cost, staff capacity, and review process for each chapter. Ms. Rauch provided the following background:~~

- ~~• the current Community Plan was adopted on July 1, 2013 and can be found on the City's website in a digital version;~~
- ~~• the goal of the Community Plan is to act as the overarching policy guide for the natural and built environment throughout the City; and~~
- ~~• it is divided into a series of topic specific chapters related to foundation, community character and environment, land use, transportation, community facilities, historic preservation, fiscal health, demographics, utilities, and implementation. Each of these chapters includes an analysis of the existing conditions and future opportunities that translate to implementation strategies.~~

~~Staff does not anticipate a major update to the Plan as was done in 2007. She proposed how staff would go about reviewing each chapter and when these reviews would take place. She indicated that staff would take the chapters that are in need of review out of order as indicated below. She also provided a timeline. She believes it could take 18-24 months to conduct the review and it would begin in the second half of 2020. The schedule would be as follows:~~



RECORD OF ACTION

Planning & Zoning Commission

Thursday, September 19, 2019 | 6:30 pm

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

**4. The Corners
19-082**

**PID: 273-010749
Preliminary Plat**

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

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

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

Applicant: Paul G. Ghidotti, The Daimler Group

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

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

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

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

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

VOTE: 7 - 0

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

RECORDED VOTES:

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

STAFF CERTIFICATION



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



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

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

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

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

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

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

[Cases 3 and 4 were considered together.]

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

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

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

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

Staff Presentation

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

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

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

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

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

Commission Questions

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

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

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

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

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 approval to City Council for the rezoning and preliminary development plan with the following amended conditions:

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

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

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

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

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

Communications

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



RECORD OF DISCUSSION

Planning & Zoning Commission

Thursday, June 20, 2019 | 6:30 pm

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

2. Daimler Development Concept 19-047INF

PID: 273-010749
Informal Review

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

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

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

Applicant: Paul Ghidotti, The Daimler Group

Planning Contact: Vincent Papsidero, FAICP

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

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

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

MEMBERS PRESENT:

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

STAFF CERTIFICATION



Jennifer M. Rauch, AICP
Interim Planning Director



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

~~There was no public comment.~~

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

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

Case Presentation

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

Site

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

Dublin Corporate Area Plan

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

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

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

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

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

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

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

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

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

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

Commission Questions

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

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

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

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

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

Applicant Presentation

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

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

Public Comment

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

Ms. Kennedy inquired why he preferred Concept B.

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

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

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

Commission Discussion

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

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

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

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

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

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

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

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

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

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

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

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

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

Case Presentation

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