

## 20-095FDP/CU – The Corners, Phase 1

### Summary

This is a request for review and approval of a Final Development Plan for the construction of ±23,500 square feet of commercial space in three buildings and approximately 2,000 square feet of patio space, a 3.8-acre public park and all associated site improvements. This also a request for review and approval of a Conditional Use for a restaurant drive-thru.

### Site Location

The site is west of Frantz Road, north of Rings Road and south of Blazer Parkway and is zoned Planned Unit Development District.

### Property Owners

City of Dublin

### Applicant

Paul G. Ghidotti, The Daimler Group

### Applicable Land Use Regulations

Zoning Code Sections 153.050-153.056 and  
Zoning Code Section 153.236

### Case Manager

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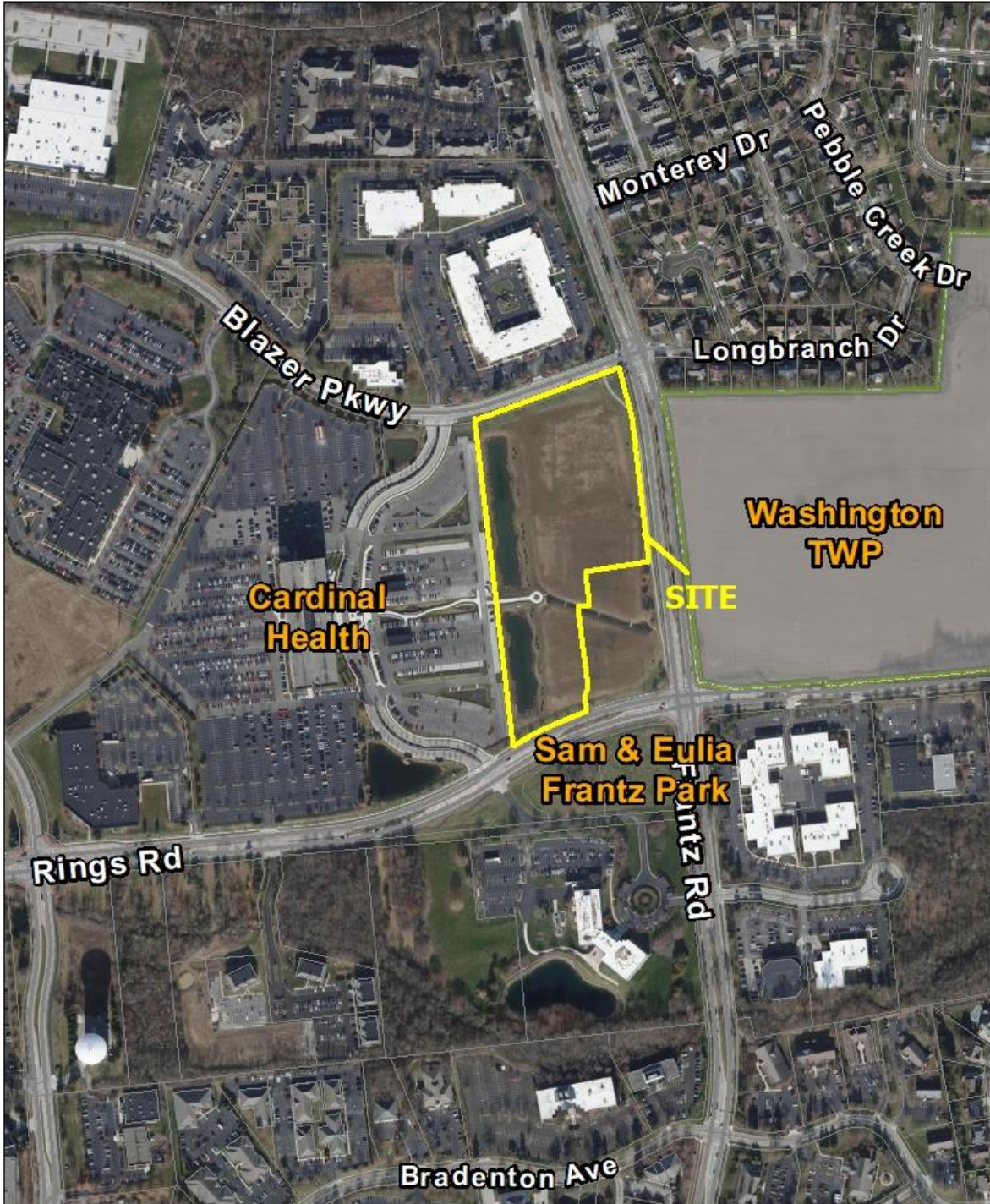
### Next Steps

Upon approval a recommendation from the Planning and Zoning Commission, the applicant will be eligible to file for building permits.

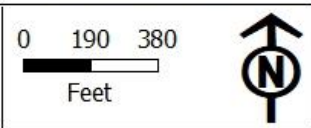
### Zoning Map



### 1. Context Map



20-095FDP-PUD  
Final Development Plan  
The Corners



## 2. Overview

### Background

City Council approved Ordinance 70-19 on December 2, 2019 for the rezoning of 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. At the same meeting, City Council also accepted the Preliminary Plat for the site. The Final Plat for the Corners development was recommended for approval by the Planning and Zoning Commission on March 5, 2020 and accepted by City Council on April 13, 2020.

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 over the past 2 years with the City on this proposal.

### Site Characteristics

#### *Natural Features*

The overall 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 that is subject of Phase 1 is irregular in shape due to the drive aisles connecting the north and south portion of the site.

#### *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*

Phase 1 has frontage on three public rights-of-way: 500 feet along Blazer Parkway to the north; 550 feet along Frantz Road to the east; and, 200 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*

Dublinlink 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 develop Phase 1 of the Planned Unit Development, which will consist of the public park and three commercial building in the northeast portion of the site with a mix of office space, commercial (restaurant & retail) space. A drive-thru and patio spaces are also included in this phase. All associated site improvements, including but not limited to drive aisles, parking, landscaping and lighting are included in this proposal.

## **Neighborhood Contact**

During the rezoning process, Staff and the Daimler Group hosted public meetings with neighboring residents and commercial stakeholders. Staff has exceeded Code requirements for notifications for this application by providing email notifications of this application and the meeting date to those who have attended previous meetings. As of the publication of this staff report, staff has received two emails from nearby residents. One resident complimented the proposal and suggested the incorporation of public art or a water feature in the park, while the other resident expressed concerns about the incorporation of a drive-thru in this proposal as this was perceived as not neighborhood serving.

## **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. All access points shown off all three adjacent roads are included in Phase 1. The three buildings included in Phase 1 are located in the northeast portion of the site. Building A is proposed at the corner of Frantz Road and includes the drive-thru along the Blazer Parkway frontage. Buildings B and C are located along the Frantz Road frontage to provide the pedestrian and neighborhood orientation as envisioned in the development text and the Area Plan. A small parking lot is located between these two buildings and Building A, while a majority of the parking is located behind the buildings. Parking areas near the park have also been included.

### *Zoning*

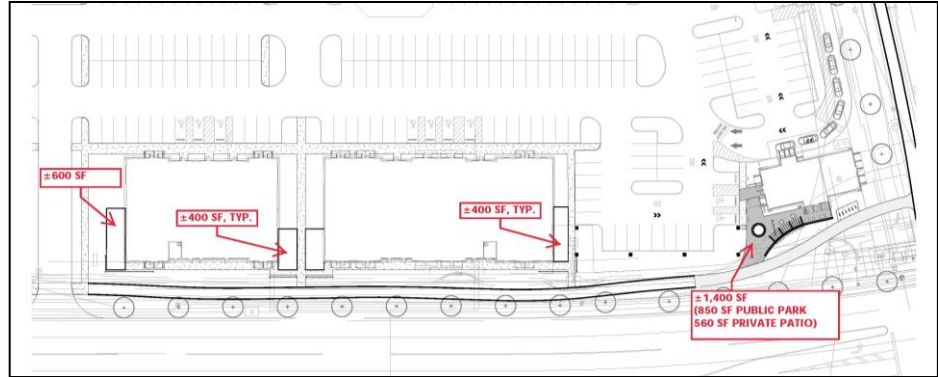
As part of Ordinance 70-19, a Planned Unit Development Text was submitted and approved by City Council that includes all permitted uses and development requirements, addressing among other items the appropriate development pattern, landscaping, and signs. This proposal adheres to that development text.

### *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. This Phase includes approximately 23,500 square feet between the three buildings. Tenants have not yet been identified or finalized. However, the potential user of Building A has requested the accommodation for a drive-thru, which requires conditional use approval per the development text.

Patio spaces up to 10,000 square feet cumulative are permitted within Subarea B1. This proposal includes approximately 2,000 square feet of outdoor dining/patio space. Again, as no tenants have been finalized this



number may change based on individual business needs. Patio amenities are required to be complementary to the overall aesthetic of the development and will be reviewed and approved by Staff once tenants and needs are finalized.

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. This phase has a lot coverage of 66.4% due to all drive aisles and a portion of the parking being included in this proposal.

The minimum setbacks from the Rings Road, Frantz Road, and Blazer Parkway rights-of-way is 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 up to five feet. Portions of the buildings are shown at the minimum setback of 30 feet and elevations include canopies that extend the maximum of five feet.

### *Architecture*

The development text speaks to desire of the neighborhood for 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 proposal reflects the character with architecture intended to provide a transition between the rural, agriculturally influenced architecture while also acknowledging the contemporary architecture of office developments to the west. The proposed buildings use a rural theme with modern accents such as metal canopies and stone elevations. Metal roofs are employed throughout the building and dark brown board and batten siding is shown in the elevations. The applicant has stated that more color will be introduced in the other phases of the development.

The maximum building height in Subarea B1 is one occupied story, not to exceed 35 feet in height. This proposal meets these requirements. The developer is requesting a text modification/clarification to allow additional secondary building masses such as projecting bays and entrance features and permit secondary forms or masses may incorporate pitched and/or straight parapet rooflines. These elements were not specifically called out in the original development text but provide additional interest and variety to the architecture of the buildings.

In addition, the developer is also requesting a text modification to permits beadboard as a façade material and restrict fiber cement materials to a smooth surface finish to promote a 'contemporary' aesthetic.

### *Signs*

The development text 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 property owner, the tenant and the City. In addition, the document serves a similar purpose as do Master Sign Plans within the Bridge Street District, which allow collaboration between sign contractors and City Staff. The applicant has also committed to be an integral part of the sign aesthetic of this development.

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 are menu boards, directional signs and compliance signs. The text allows and the plans show 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. As no tenants have yet been identified for this proposal, the applicant has provided conceptual sign drawings that show potential locations/height/types/menu boards and other detail for the potential signs for this phase.

### *Landscaping*

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. Details are included within this plan set. The developer will have to work with Staff to adhere to the text and the Landscape Code during the permitting stage of this proposal.

### *Lighting*

The development must adhere to the Zoning Code for lighting regulations. The Code addresses height and lumen levels of fixtures and permitted levels of lighting at the property line. The lighting plans show adherence to Code in terms of fixtures and light trespass and also provides illumination details that show low to 0.0 foot candles at the property lines.

### *Parking*

The approved 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.

The plan currently shows 194 parking spaces where 116 are required, drive-thru stacking allows for a minimum of 12 cars, which meets Code. Bicycle parking is indicated in the rendered architectural drawings but the number will need to be verified at building permitting.

### *Drive-Thru*

A drive-thru is proposed for Building A with the service being conducted at the rear (west) of the building. The drive-thru has been designed to separate the cueing from the parking stalls with a minimum of 12 cars able to be accommodated in the drive-thru lane. A bypass lane is included, as is a crosswalk. A variety of evergreen shrubs, flowering shrubs, grasses and trees screen the drive-thru stacking from Blazer Parkway. The drive-thru is located away from the front door of the building and the parking area likely to be used by patrons, as well as with limited visibility from Frantz Road. Per the development text, a drive-thru requires review and approval of a Conditional Use by the Commission.

### *Public Park*

Phase 1 of The Corners includes the public park, which is an essential part of the proposed development to serve the adjacent offices and residents. The City of Dublin has dedicated the park site for the development and staff from Parks and Recreation, Engineering, Planning and Economic Development have been working with the developer to create a unique amenity that will serve the intended patrons while also adhering to the budget set forth as part of the development agreement. The park space will be enhanced with mounding to create a crescent shape of amenity area and a pergola/pavilion structure that will provide shade while also creating an architecturally aesthetic interest. Retaining walls in a circular shape as well as wood benches, overlooks, accent paving, railings and furnishings will be provided for the park. The plan includes bike parking, fixed tables and chairs as well as casual seating. Plantings include ornamental trees for tree replacements as well as deciduous trees such as maple, sweet gum, and birch. The area will be enhanced with a variety of grasses and shrubs and Staff requests that the developer continue to work with Staff on the final layout and species selection.

## **Engineering**

### *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 acceptance. The TIS indicated a need for a left turn lane on Rings Road. This application includes those improvements appropriately.

### *Pedestrian Facilities*

There is a sidewalk or shared use path along all frontages of the site. Internal connections are made from these public walks inward to the site and to the future park location.

### *Stormwater Management*

Stormwater management will be provided through connections of constructed storm sewer pipes, catch basins and curb inlets that will connect to the existing ponds located to the west of this site. These basins were designed with the City's Cardinal Health Parking Lot Improvements to account for the treatment needs from this site.

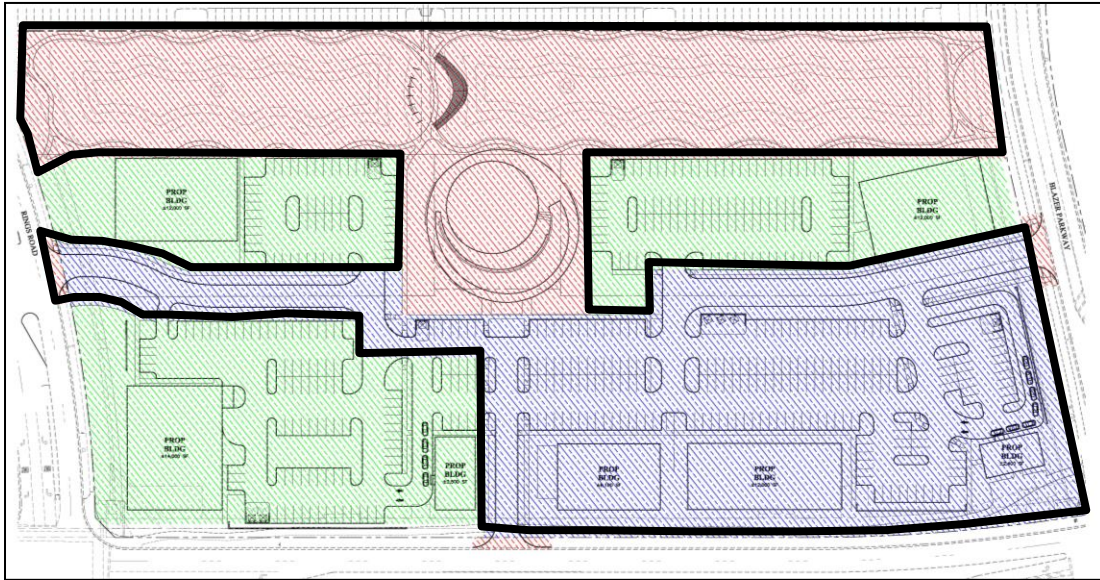
### *Water*

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.

### Sanitary Sewer

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.

## 3. Site Plan



## 4. Criteria Analysis

### A. Conditional Use [§153.236]

- 1) The proposed use will be harmonious with and in accordance with the general objectives or purpose of the Zoning Code and/or Community Plan.  
Criteria Met. The proposed use will be appropriate to the location and the intended development character. This proposal is consistent with the requirements of the Zoning Code.
- 2) The proposed use will comply with all applicable development standards, except as altered in the approved conditional use.  
Criteria Met. The proposed use will comply with all applicable development standards contained in the Zoning District. No modifications are proposed to the site or building that will alter the development standard compliance.
- 3) The proposed use will be harmonious with the existing or intended character of the general vicinity.  
Criteria Met. The proposed use is compatible with the intended uses in the general vicinity of the site.
- 4) The use will not be hazardous to or have a negative impact on existing or future surrounding uses.  
Criteria Met. Proposed operations will not have an adverse effect on surrounding uses.



- 5) The area and proposed use(s) will be adequately served by essential public facilities and services.  
Criteria Met. The site and proposed use will be adequately served by all utilities and services.
- 6) The proposed use will not be detrimental to the economic welfare of the community.  
Criteria Met. This proposed use contributes positively to the economic climate of the city by occupying a vacant tenant space.
- 7) The proposed use will not involve operations that will be detrimental to any person, property, or the general welfare.  
Criteria Met. The use will not be detrimental to the surrounding area.
- 8) Vehicular approaches to the property shall be designed as not to create interference with traffic on public or private streets or roads.  
Criteria Met. The circulation for the use is designed in a manner so to not interfere with surrounding parking or the public road network.
- 9) The proposed use will not be detrimental to property values in the immediate vicinity.  
Criteria Met. This proposal will not be detrimental to property values.
- 10) The proposed use will not impede the normal and orderly development of the surrounding properties.  
Criteria Met. This proposed use is contained on site and will not impede development or improvement to the surrounding properties.

**B. Minor Text Modification Criteria [§153.053(E)(2)(b)(4)(b)]**

Minor modifications to approved development texts or applicable Code Sections for a proposal are permitted to be made by the Planning and Zoning Commission, if “*The Planning and Zoning Commission determines that, for this Planned District, the code compliance is not needed in order to ensure that the Planned District is consistent with the Community Plan and compatible with existing, approved, or planned adjacent development.*” The specific criteria are:

- a. The Planning and Zoning Commission determines that the proposed modification does not significantly alter the list of permitted or conditional uses, cause an inappropriate increase in density or cause inconsistencies with the Community Plan;
- b. The proposed modification results in a development of equivalent or higher quality than that which could be achieved through strict application of the requirement(s);
- c. The principles of §153.052(B) are achieved; and
- d. The development, as proposed on the final development plan, will have no adverse impact upon the surrounding properties or upon the health, safety or general welfare of the community.

The developer has requested the minor modifications to the development text to address the architectural requirements of the development. Staff supports these requested modifications.

Requests

- 1) To allow additional secondary building masses such as projecting bays and entrance features.

- 2) To permit secondary forms or masses may incorporate pitched and/or straight parapet rooflines.
- 3) To permit beadboard as a façade material and restrict fiber cement materials to a smooth surface finish to promote a 'contemporary' aesthetic.

**C. Final Development Plan Review Criteria [§153.055(B)]**

- 1) The plan conforms in all pertinent respects to the approved preliminary development plan.  
Criteria Met with Approval of a Minor Text Modifications and a Condition. The proposal is consistent with the approved development plan for this Planned Unit Development in all aspects, except as noted. The applicant is requesting three modifications to the text to as noted above.
- 2) Adequate provision is made for safe and efficient pedestrian and vehicular circulations within the site and to the adjacent property.  
Criteria Met with Condition. The proposal provides for safe and efficient circulation from through the site.  
  
Bicycle parking is indicated in the rendered architectural drawings but the number will need to be verified at building permitting.
- 3) The development has adequate public services and open spaces.  
Criteria Met. The proposal has access to necessary utilities and provides sufficient open spaces.
- 4) The development preserves and is sensitive to the natural characteristics of the site in a manner that complies with the applicable regulations set forth in the Code.  
Criteria Met. There are few natural features on site and the applicant is providing landscape material to soften the appearance of the development.
- 5) The development provides adequate lighting for safe and convenient use of the streets, walkways, driveways, and parking areas without unnecessarily spilling or emitting light onto adjacent properties or the general vicinity.  
Criteria Met. The proposal provides adequate lighting.
- 6) The proposed signs are coordinated within the PUD and with adjacent development.  
Criteria Met. The unique nature of this proposal, without having tenants identified, provides an opportunity for the developer and staff to work with tenants early in their sign selection. The text provides for a variety of unique options appropriate for this development.
- 7) The landscape plan will adequately enhance the principle building and site; maintain the existing trees to the extent possible; buffer adjacent incompatible uses; break up large expanses of pavement with natural material; and provide appropriate plant materials for the buildings, site, and climate.  
Criteria Met with Conditions. The proposed landscaping will significantly enhance the buildings and site. Many areas of connectivity and patio options have been created. The

area will be enhanced with a variety of grasses and shrubs and Staff requests that the developer continue to work with Staff on the final layout and species selection.

The developer will have to work with Staff to adhere to the text and the Landscape Code during the permitting stage of this proposal.

- 8) Adequate provision is made for storm drainage within and through the site, which complies with the applicable regulations in the Code and any other design criteria established by the city or any other government entity, which may have jurisdiction over such matters.

Criteria Met with Conditions. The applicant will need to continue to work with Engineering to demonstrate stormwater management compliance in accordance with Chapter 53 of the Dublin Code of Ordinances.

- 9) If the project is to be carried out in progressive stages, each stage shall be so planned that the foregoing conditions are complied with at the completion of each stage.

Criteria Met. This application includes two of the phases of development.

- 10) The proposed development is compliant with other laws and regulations.

Criteria Met. The proposal meets all other applicable laws and regulations.

## 5. Recommendation

- A. The proposed Conditional Use is consistent with all applicable review criteria and the development text. **Approval** is recommended with no conditions.
- B. Minor Text Modification is consistent with all applicable review criteria. **Approval** is recommended for the following text modifications:
- 1) To allow additional secondary building masses such as projecting bays and entrance features.
  - 2) To permit secondary forms or masses may incorporate pitched and/or straight parapet rooflines.
  - 3) To permit beadboard as a façade material and restrict fiber cement materials to a smooth surface finish to promote a 'contemporary' aesthetic.
- C. Staff recommends **approval** of the Final Development Plan with three conditions.
- 1) That the parking plans be updated to reflect the required number of bicycle parking spaces;
  - 2) That the developer continue to work with Staff on the final layout and species selection for the park landscaping; and,
  - 3) That the developer work with Staff to assure adherence to the text and the Landscape Code during the permitting stage of this proposal.