

Muirfield □

TEXT FOR COMMERCIAL PUD
MUIRFIELD AND MEMORIAL DRIVES
DUBLIN, OHIO

This text is prepared in order to present an orderly response to the requirements of Section 1181.07(g)(3) of the Dublin Code. In response to those requirements we submit:

- A. The boundaries of the property the subject of the final development plan with accurate distances and bearings from an established monument on the project to the three nearest established street lines of official monuments: See Exhibit 2, Survey and Site Dimension Plan.
- B. All municipal, corporation, township and county lines and section lines traversing or immediately adjacent to the property the subject of the final development plan, and adjacent subdivision boundaries within 200 feet of such property accurately referenced to the boundaries of the project by bearings and distances: See Exhibit 1, Site Development Plan and Exhibit 2.
- C. A bar scale, north point, legal description and total acreage of the area the subject of the final development plan: See Exhibit 2.
- D. Accurate location of all monuments, which shall be concrete six inches by six inches by thirty inches with iron pipe cast in center, one such monument to be placed at each corner and at each change of direction of the boundary, at each street intersection and at the beginning and end of curves on one side of the street: See Exhibit 2.
- E. A certificate by a surveyor registered in the State of Ohio that the plan represents a survey made by him and that the monuments shown actually exist and that all dimensional and geodetic details are correct: See Exhibit 2.
- F. Accurate outlines, dimensions and legal descriptions of any areas to be dedicated or reserved for public use, with the purposes indicated thereon, and of any area to be reserved by deed covenant for the common use of all property owners, and the acreage of such reserved areas: Not applicable.
- G. The lines of adjoining streets and alleys with their width and names: See Exhibit 1.
- H. All lot lines and easements with their dimensions: See Exhibit 2.
- I. Radii, arcs, points of tangency, central angles for all curvilinear streets, and radii for all rounded corners: Not

applicable.

J. The dimensions and locations of proposed structures, buildings, streets, parking areas, yards, playgrounds, school sites, open spaces and other public or private facilities; (This provision shall not apply to those areas of the final development plan indicated for development of one or two-family building sites. However, all lots intended to be so developed shall have building setback lines indicated thereon.) See Exhibit 2 and Exhibit 3, Dimension and Leasing Plan.

K. A detailed statement of all uses proposed to be established indicating the areas to be occupied by each use and the anticipated density of population and building intensity: Uses permitted in the facility will be those permitted in Chapter 1161, Neighborhood Commercial District, and the following uses:

1. Men's and boy's clothing and furnishing stores
2. Women's accessory and specialty stores
3. Shoe stores
4. Custom tailor
5. Furrier and fur shops
6. Book and stationery stores
7. Sporting goods stores
8. Jewelry stores
9. Camera and photographic supply stores
10. Optical goods stores
11. Savings and loan associations
12. Accounting services
13. Art studio or gallery

The term "eating and drinking places" as contained in Chapter 1161 shall not include a cabaret, night club, dancehall or a fast food operation (such as Wendy's, Burger King, etc.) and shall be limited to a total of 3,260 square feet in area.

A ~~drive-thru~~ facility shall be permitted for financial institutions, dry cleaners, camera store, shoe repair shop and video store. ~~No been/wine~~ drive-thru shall be permitted.

No grocery shall be of the convenience or party-store line nor shall any grocery or restaurant be open during the hours from one a.m. to seven a.m. The largest retail tenant shall not exceed 10,350 square feet in area.

The plan indicates certain areas within structures for retail uses and other areas for non-retail (i.e. financial institutions, service, office) uses. Those areas indicated as retail may be used for any use permitted hereunder (i.e. retail and non-retail uses) while those areas indicated as non-retail may be used only

for those uses indicated or for office uses.

- L. Detailed engineering plans for the provision of all streets and utilities including provisions of off-site connections and facilities necessary to serve the entire area the subject of the final development plan. The sanitary sewer is shown on Exhibit 12, Sanitary Sewer Plan, and the storm sewer is shown on Exhibit 10, Storm Sewer Grading and Parking Plan. Water is shown on Exhibit 11, Water and Fire Line Plan. Final plans and any modifications in the above will be subject to the approval of the Village.

(1) If, and at such time, as the Village shall widen Muirfield Boulevard to provide left-turn capability from Muirfield Boulevard into Memorial Drive, the owner of the subject premises will pay its proportionate share of the cost of said improvement. "Proportionate share" as used above shall be determined by multiplying the total cost of said improvement by the percentage the left-turn movements associated with activity on the subject premises bears or will bear to all such left-turn movements, said percentage to be ascertained in an appropriate and reasonable manner.

- M. Detailed engineering site grading plans including proposed finished grades. (This provision shall not apply to those areas of the final development plan indicated for development of one or two-family building sites.) The grading plan is shown on Exhibit 10. Final plans and any modifications in the above will be subject to the approval of the Village.
- N. Proposed drainage facilities: See Exhibit 10.
- O. Detailed landscaping plans. (This provision shall not apply to those areas of the final development plan indicated for development of single-family detached homes.) See Exhibit 4, Lighting and Planting Plan.
- P. Architectural drawings demonstrating the design and character of the proposed structures, buildings, uses and facilities and the physical relationship of all elements; (In a one or two-family building site this provision is intended to demonstrate the exterior design, character and general element of and within the plan and it is not intended to require a detailed presentation by the applicant. However, it should provide sufficient detail to enable the Commission to make a decision in following the criteria set forth in subsection (h) hereof.) See Exhibit 5, Site Sections, Exhibit 6, Architectural Elevations, and Exhibit 7, Character Perspectives, in all its parts which are the architectural submission.
- Q. All proposed restrictions or reference made thereto and

proper acknowledgement of owners and/or holders of mortgages accepting such restrictions; None.

- R. Evidence that the applicant has sufficient control over the land to initiate the proposed project within five years: The applicant has a contract to purchase the subject property, copy of which is available for the Village's legal representative.

(1) Developer plans to develop said premises in two phases with the retail portion being the first phase and the office space being developed as the second phase. Progression of development of said phases however shall be subject to developer's progress in leasing space (i.e. office space will be developed sooner if suitable tenants are immediately available).

(2) Developer plans to begin construction of phase one in the Fall of 1986 as soon as all permits and approvals necessary to begin have been obtained. Said construction of retail phase is planned to be complete within 12 months from beginning. Office structure phase shall begin in the Spring of 1987 and to be fully completed within 18 months thereafter dependent upon obtaining of proper building permits, etc. for first phase.

- S. A certificate to the effect that the owner will dedicate to public use those appropriate uses, streets, parks and other lands intended for public use, provided those areas are acceptable to the Municipality: There are no dedications.

- T. A tabulation showing the exact area of each lot, reserve or other parcel shown on the plan (other than streets and alleys), such areas to be computed inclusive of and after the extensions of lot or parcel lines to the center lines of contiguous public ways, such as streets and parking areas: See Exhibit 2.

- U. Approval of detailed water and sewer engineering plans by the appropriate Departments of Health: All such plans are subject to the approval of the Village Engineer and, if requested, an appropriate Board of Health.

- V. Space for signature of the Planning and Zoning Commission chairman and date of approval: See Exhibit 1.

- W. Location and character of all signs: See Exhibit 3 and Exhibit 8, Signage Plan.

(1) The entrance features and the free-standing signage fixtures shall consist of stone piers and the buildings will be accented in stone.

- X. The proposed size, location, ownership and use of nonresidential portions of the tract, including usable open areas, parks, playgrounds, school sites, other public areas and open spaces, and the methods of access whereby all residents of the PUD can have ingress to and egress from the aforesaid areas or portions of the tract whether such areas have been previously established or will be established in the future: Not applicable.

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2. Muirfield Square

The applicant has submitted a revision in the proposal for Muirfield Square. In major part, the plan is the same as it was last month, and this report will first outline the changes. Generally, the applicant has incorporated most of the recommendations contained in the July 8, 1986 staff report. The proposed center is 1,000 square feet larger (now 59,300 square feet) with the addition of more office space. The parking supplied on site has been increased to reflect the staff proposed changes in the Dublin Code (increased from 356 to 402 spaces). The plan has eliminated the median break on Muirfield Drive, set the signs back from the right-of-way in compliance with the Code, and delineated only one outparcel to be located at the intersection for a bank or office. The parking has been pulled back from the bikeway easement; the 50 foot bikeway is being utilized to provide buffering and screening along that property line, as is permitted by the Landscape Code. The landscape plan employs more peripheral planting than previous plans, but it eliminates much of the mounding. A revision in the text will expand the permitted uses of the office pods, for example, to include a pharmacy in conjunction with medical offices.

The building will be allocated to different uses as follows: retail - 36,500 square feet; restaurant - 3,260 square feet; office - 15,700 square feet; and bank - 3,850 square feet. The building area to land area ratio is now proposed at 5,930 square feet per acre. The building configuration is unchanged with an internal service/dumpster area and pedestrian plazas. The project is to be of wood and glass construction with a shake roof.

The ability of this development to be properly integrated into its residential surroundings remains the main concern of staff. Toward this end, an exceedingly sensitive treatment of all aspects of this project has been encouraged. The building design seems to have incorporated this concern. However, the peripheral buffering and landscaping is less imaginative and seems less than fitting for either this project or its neighbors. The project will be perched on a plateau at an elevation somewhat higher than other properties. Mounding around the site has been lowered in some areas on the latest plan and eliminated in others; this is simply not characteristic of Muirfield Village projects. Recessing the building pods and parking would produce a more desirable result. The planting plan for the exterior areas is very linear and not at all like other Muirfield developments. Along similar lines, the staff has strongly urged the use of stone in the building facade. While stone has not been incorporated in every Muirfield project, it is used in many including all contiguous developments and would provide additional commonality with the balance of Muirfield Village.

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Staff still finds that the following modifications are desired:

- 1) In the accompanying text, the specific drive-thru uses be identified, the "restaurant" better defined and limited to 3,260 square feet, and offices redefined to exclude all retail activity.
- 2) The landscape/buffering treatment be revised to use increased mounding on all sides and a generally less linear planting plan, or some other more creative approach be employed.
- 3) The lighting standard be described.
- 4) The use of horizontally laid limestone veneer on the most noticeable building elevations.