



Memo

To: Members of Dublin City Council

From: Dana L. McDaniel, City Manager

Initiated By: Jennifer M. Rauch, AICP, Director of Planning
Sarah Tresouthick Holt, AICP, ASLA Senior Planner

Date: October 19, 2021

Re: Ordinance 70-21 – Rezoning one parcel (PID 273-009067) and one partial parcel (PID 273-008414), both city-owned, from R-1, Restricted Suburban Residential District to SO, Suburban Office and Institutional District to establish the Wright Way Corporate Park, totaling approximately 9.02-acres located northeast of Emerald Parkway and Riverside Drive intersection (Case 21-101Z).

Summary

Ordinance 70-21 is a city-sponsored request for review and approval of a standard district rezoning to facilitate orderly development, through a consistent zoning designation, in accordance with the Dublin Community Plan. Two city-owned parcels, or a fraction thereof, totaling approximately 9.02 acres are proposed to be rezoned from R-1, Restricted Suburban Residential District to SO, Suburban Office and Institutional District. Corresponding Preliminary and Final Plats will establish a single development lot, open space reserves, a landscape easement, and additional right-of-way for a cul-de-sac bulb at the terminus of Wright Way. The Preliminary and Final Plats are scheduled for City Council's consideration at the November 8, 2021 meeting (21-102PP/21-103FP).

Background

In furtherance of the Community Plan and Future Land Use Plan, the City has consistently identified the Wright Way site for economic development purposes to help realize the high-quality, office-corridor vision for Emerald Parkway. The final extension of Emerald Parkway, Phase 8 opened up the area to leverage future economic development potential along with providing a major east-west connector. Emerald Parkway was built with utilities and Dublink to ensure sites were ready for immediate development.

In 2010, the City purchased the property at 4729 Bright Road (Ord 34-10), located between Bright Road and Emerald Parkway, which contains the Ferris-Wright Park within the northern two-thirds of the site. The remaining undeveloped portion of the site was set aside for future economic development opportunities, as outlined in the Bright Road Special Area Plan.

In 2011, the City established a Holder-Wright Farm and Earthworks Master Plan. The plan contemplates multiple phases of development including Visitor Orientation Space, Interpretive Center, Eastern Trail System, and Western Trail System. The land along Emerald Parkway is not included in the park design and is specifically reserved for office development.

In 2014, an Informal Review was conducted by the Planning and Zoning Commission for a two-story, 30,000-square-foot building, with the potential for a 20,000-square-foot expansion, which was consistent with the Future Land Designation of “Standard Office and Institutional”. Neighbor comments at the meeting centered on the size and scale of the building in relation to the adjacent residential uses. The proposal for the site, which included the undeveloped portion of the site on the Ferris-Wright parcel and the southern portion of the parcel to the west was not pursued at that time.

In 2018, the City purchased 4 acres at the northeast corner of the intersection of Riverside Drive and Emerald Parkway (Ord 86-18) for economic development purposes, which aligned with the Community Plan recommendations, as follows:

- Allow for the preservation of the wooded acreage along Riverside Drive,
- Combine parcels to maximize developable acreage,
- Protect the boundaries of Ferris-Wright Park, and
- Provide a wooded buffer to the Grandee Cliffs neighborhood.

The City had the opportunity at that time to purchase the remaining portion of the parcel to the north, but chose not pursue this as the Future Land Use designation was identified as residential or parks and open space. Thus, further strengthening the goal to concentrate on revenue-producing development within the corridor. As part of the discussions regarding the future development of the Wright Way site, the City engaged area residents in a number of meetings to discuss and develop an agreement for the scale and size of potential development on this parcel, which was achieved and will remain part of the eventual site development.

Proposal Details

SO, Suburban Office and Institutional District

The intent of the SO District is to provide a broad range of premier office uses primarily engaged in general administration, supervision, purchasing, accounting and other management functions.

Community Plan

The Community Plan is a key policy document adopted by City Council to guide decision-making for the future of Dublin’s natural and built environments. The Community Plan includes Future Land Use (FLU) recommendations, which should be considered when a rezoning is under consideration. The FLU recommendation for the site is Suburban Office/Institutional, which aligns with the proposed rezoning to the SO District zoning classification. Ferris-Wright Park is included with the related platting requests it is not included as part of this rezoning. Ferris-Wright Park will retain R-1, Restricted Suburban Residential District to preserve and protect a 13.326 acres public park.

The Community Plan also includes the Thoroughfare Plan and Special Area Plans. The Thoroughfare Plan identifies functional street classifications, future roadway connections, and planned right-of-way widths. Emerald Parkway is designated a Minor Arterial, with a recommended right of-way of 100 feet; no additional right of-way is being sought. Riverside Drive is designated a Major Arterial with a recommended right-of-way of 112 feet. Access for this development area is only provided via Wright Way.

The Bright Road Special Area Plan depicts office development on this site, with access from Wright Way and the preservation of the wooded areas. The goal outlined of the Bright Road Area Plan is to “To build upon and enhance the existing residential character of Bright Road between Riverside Drive and Emerald Parkway while ensuring the preservation of key natural features and historic sites. High quality office development should be encouraged along Emerald Parkway that focuses on quality architecture and site design that complements the surrounding natural environment and residential neighborhoods”. The proposed rezoning request and the plat for the site are consistent with the recommendations.

Recommendation of the Planning and Zoning Commission

The Planning and Zoning Commission reviewed and recommended disapproval to City Council of this rezoning at their October 7, 2021 meeting. The Commission indicated that parks and open space is a preferred land use despite the Community Plan recommendations, based on the proximity of the site to the Ferris-Wright archaeological park, the stream corridor, and wooded area to the west.

With the recommendation of disapproval from the Commission, a super-majority from City Council would be required to approve this rezoning request.

Recommendation

Recommendation of approval of Ordinance 70-21 at the second reading/public hearing on November 8, 2021.

RECORD OF ORDINANCES

Ordinance No. 70-21

Passed _____, 20____

REZONING ONE PARCEL (PID 273-009067) AND ONE PARTIAL PARCEL (PID 273-008414), BOTH CITY-OWNED, FROM R-1, RESTRICTED SUBURBAN RESIDENTIAL DISTRICT TO SO, SUBURBAN OFFICE AND INSTITUTIONAL DISTRICT TO ESTABLISH THE WRIGHT WAY CORPORATE PARK, TOTALING APPROXIMATELY 9.02-ACRES LOCATED NORTHEAST OF EMERALD PARKWAY AND RIVERSIDE DRIVE INTERSECTION (CASE 21-101Z)

WHEREAS, it is necessary from time to time to amend Dublin's zoning map to the City of Dublin's adopted Community Plan, and

WHEREAS, the City seeks to support economic development efforts along the Emerald Parkway corridor, and

WHEREAS, the request is consistent with all City plans and policies including the Bright Road Area Plan, the Thoroughfare Plan, and the Future Land Use classification.

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

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

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

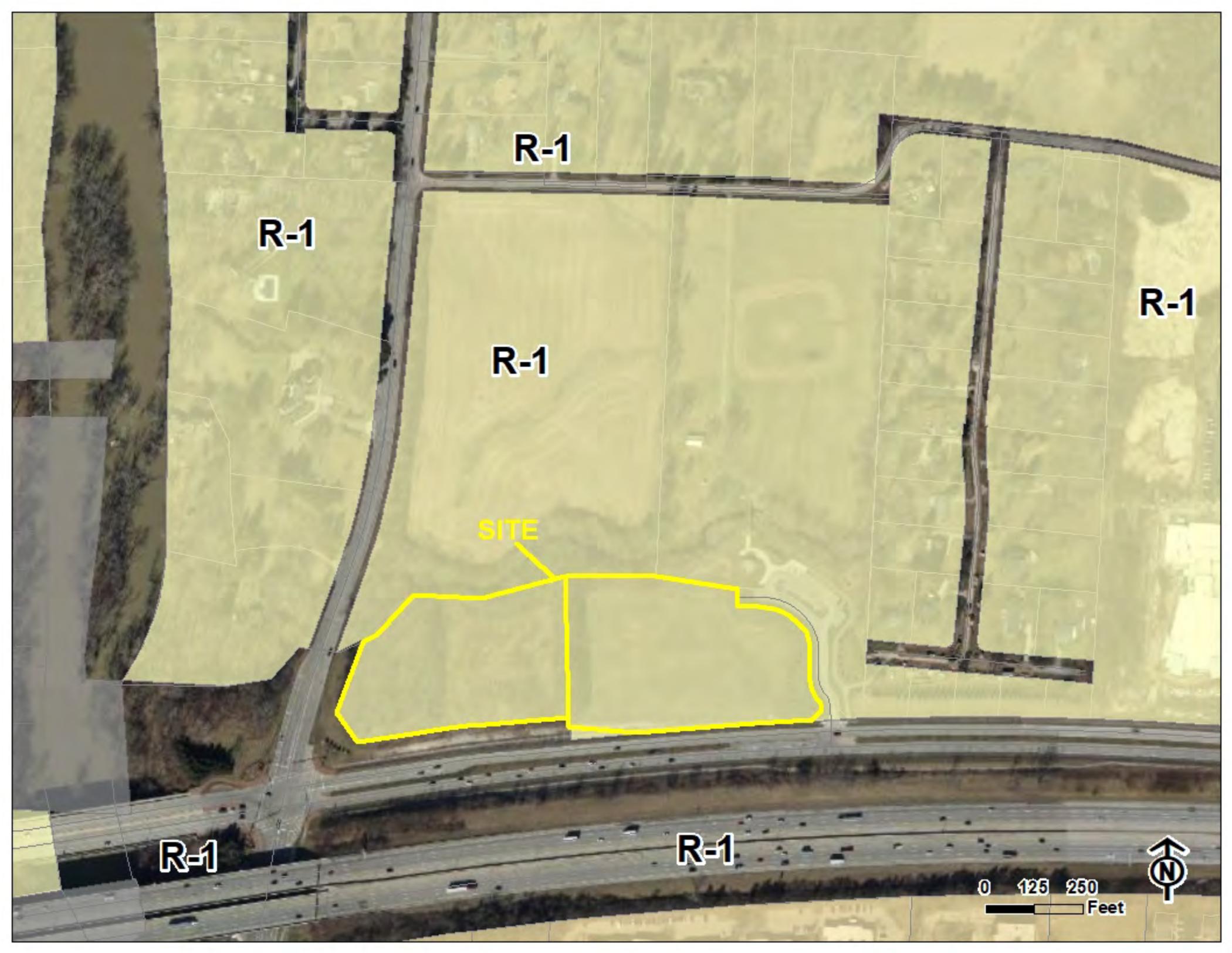
Section 3. This Ordinance shall take effect upon the earliest date permitted by Law.

Passed this _____ day of _____, 2021.

Mayor - Presiding Officer

ATTEST:

Clerk of Council



R-1

R-1

R-1

R-1

SITE

R-1

R-1

0 125 250
Feet



R-1

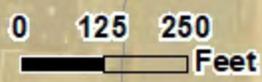
R-1

R-1

SITE

SO

BSD-OR



Rezoning Application Narrative – Wright Way Corporate Park

Zoning Request: The current zoning for the property is R-1, Restricted Suburban Residential District. The City of Dublin is requesting a zoning change to SO, Suburban Office and Institutional to facilitate economic development initiatives. In addition, rezoning the site to Suburban Office and Institutional will align the site's zoning with the Community Plan and Future Land Use Map. This zoning change will bring to fruition the vision for Emerald Parkway to be a highly desirable office location.

Adjacent Uses: In the vicinity of the subject lot, there are R-1, Restricted Suburban Residential parcels to the north and east, including Ferris-Wright Park to the north, single family development across Wright Way to the east. Across Riverside Drive is additional R-1, Restricted Suburban Residential parcels. Emerald Parkway and I-270 are to the south.

Legal Description and Survey: A survey of the property is included with this submission. The acreage on the legal description includes an additional .751 acres to be dedicated for public right-of-way.

Property Owners within 300 feet

- a. 3593 Jenmar Ct.: PID 273008743, City of Dublin
- b. 3601 Jenmar Ct.: PID 273008744, City of Dublin
- c. 3614 Jenmar Ct.: PID 273008746, Janice S. Varga
- d. 3615 Jenmar Ct.: PID 273008745, City of Dublin
- e. 6969 Grandee Cliffs Dr.: PID 273008747, Richard and Monica Zaborsky
- f. 6987 Grandee Cliffs Dr.: PID 273008748, Roth Randolph and Allison Sweeney
- g. 6988 Grandee Cliffs Dr.: PID 2730087388, Mark Armstrong
- h. 6968 Grandee Cliffs Dr.: PID 273008739, Zachary and Sara Miller
- i. 7001 Grandee Cliffs Dr.: PID 273008749, Carl and Donna Gleditsch
- j. 7115 Grandee Cliffs Dr.: PID 273008750, Dennis and Kimberly Durkin
- k. Riverside Dr.: PID 273008396, Diane Hornung and Thomas McDowell
- l. 7049 Riverside Dr.: PID 273008600, Eric and Mara Ward
- m. Riverside Dr.: PID 273009097, City of Dublin

Bright Road Area



Emerald Parkway Development Graphic

Existing Character

The Bright Road focus area is bordered by Hard Road and I-270, and stretches west from Sawmill Road to Riverside Drive, comprising the northeast portion of the Emerald Corporate District. Defined by the planned extension of Emerald Parkway, the area includes a significant list of planning and land use challenges that were initially addressed in the 1990 Bright Road Land Use Study.

Physical features vary significantly throughout the area, and portions along Riverside Drive are of scenic and historic significance. The area is characterized by the remnants of three geometric earth mounds (known locally as the Holder-Wright Earthworks) constructed between 300 B.C. and 500 A.D. by the Hopewell tribe. The ceremonial mounds consist of a large rectangular enclosure approximately 390 feet by 220 feet in size and two circular bank-and-ditch enclosures located nearby. Archaeologists interpret the earthen

enclosures as symbolic forms used as a locus for periodic mortuary or other ritual activity. The area also contains scenic portions of Wright's Run (also known as Billingsley Creek), providing substantial wooded areas, waterfalls and ravines. This western portion of the study area includes terrain that slopes significantly up the River bluff to Grandee Cliffs Drive, while portions south of the earthworks and ravine provide the opportunity to cluster development among significant tree stands along the future extension of Emerald Parkway. The City of Dublin acquired 19 acres of land in 2010, including portions of the Holder-Wright Earthworks and Wright's Run, and has prepared a master plan for a new city park in this location.

Bright Road and surrounding neighborhoods are characterized by modest, low-density residential homes in a rural setting that is typical of older homes constructed within

the township prior to annexation. Residential developments within the area include Grandee Cliffs, Glenbrier and Kiplinger Estates. Wright's Run and its surrounding woodlands create a distinctive backdrop for the area, and Kiplinger Pond created by a spillway is located just east of MacBeth Drive. Future completion of Emerald Parkway will unite the area and provide major access for infill development along I-270. Planning efforts focus on the ability to maintain and protect neighborhoods in a balanced manner with future growth along Emerald Parkway.

Planning Challenges and Issues

Protect and buffer existing residential areas

Bright Road incorporates a very distinctive rural residential character that has been established over time by many factors such as housing stock, lot sizes, building setbacks and natural surroundings. All efforts should be made to maintain the quaint character of the area's neighborhoods, and road access for residents should be improved while discouraging through traffic.

Encourage greater open space and pedestrian connections

Due to the era in which development took place along Bright Road, the area lacks sidewalks and pedestrian infrastructure common to today's residential subdivisions. Every effort should be made to improve pedestrian connectivity and movement throughout the area, while sensitively considering



Bright Road Area Plan

NOTE: Area Plan concepts are general guides to indicate potential development options. Plans are schematic only, and the actual mix of land uses, locations, and configurations of buildings, parking areas, streets and access points will be determined through the public review process for individual development proposals. Properties retain all existing rights.

the visual character and impacts of pedestrian infrastructure. Incorporation of additional open space near existing neighborhoods should be provided to facilitate pedestrian connections and park opportunities.

Improve traffic circulation, access and movement

The completion of Emerald Parkway from Wright's Run to Riverside Drive will be a significant milestone for Dublin. Providing relief to I-270, the parkway will provide full access from Tuttle Crossing to the south to Sawmill Road on the north. Completion of this last phase will provide greater transportation network options east of the Scioto River, while facilitating a balance of greater access to area neighborhoods and an expected reduction in through traffic on local roads. Significant multi-jurisdictional

efforts should be made to improve traffic and access management along the Sawmill Corridor to the benefit of area businesses and residents. With the completion of Emerald Parkway, Bright Road will be converted to a cul-de-sac at Riverside Drive to improve motorist safety at this problematic intersection. With a significant amount of office development planned along Emerald Parkway, future options for an overpass connection to the Bridge Street District south of I-270 should be explored to connect these important economic development areas while providing an alternative to Sawmill Road.

Preserve important archaeological and natural features

The Bright Road Area contains invaluable natural and man-made features for which every effort should be made to protect. The Holder-Wright

Earthworks is an ancient man-made landform that has critical archaeological importance, and the adjacent Wright's Run ravine is a location of importance for its scenic and natural beauty. Nearby historic cemeteries that are poorly surveyed and studied also have importance to the area's heritage.

Establish a high quality, visible gateway into Dublin

Located adjacent to the Sawmill/I-270 interchange, the area is Dublin's major entry point from the northeast. Establishing high quality visible architecture, site planning and landscaping is important to represent Dublin's image and quality of life. Buildings fronting the interchange should be of a larger scale and establish an architectural statement that contrasts them from adjacent suburban retail and big box developments.



Verizon Wireless Office along I-270



Bright Road & Sawmill Rendering

Use capital improvements as a catalyst for development

Implementation of major improvements within the area will require initiative on the part of both the public and private sectors. Planned capital improvements, including the final connection of Emerald Parkway and associated infrastructure should be encouraged to provide greater transportation connectivity, access and development potential along this key area of I-270 visibility.

Maintain expectations for appropriate, high quality development

As Dublin's premier business address, locations along the future Emerald Parkway extension should include high quality office development that respects the area's context. Higher profile offices should be preferred in areas where freeway and interchange visibility can be maximized, while appropriate scale and architectural style is provided near residential areas. Throughout the Bright Road Area retail is limited to service uses associated with office development that will reduce arterial trips by employees; integration of such support uses within

the ground floors of offices is highly encouraged. Redevelopment proposals between Sawmill Road and Emerald Parkway should also be carefully considered to ensure that residential areas are fully integrated across Emerald Parkway and Bright Road.

Planning Goals

...To build upon and enhance the existing residential character of Bright Road between Riverside Drive and Emerald Parkway while ensuring the preservation of key natural features and historic sites. High quality office development should be encouraged along Emerald Parkway that focuses on quality architecture and site design that complements the surrounding natural environment and residential neighborhoods.



Symbol	Recommendation/Description
<p style="text-align: center;">1</p>	<p>Riverside Drive at Future Emerald Parkway (looking northeast). <i>The Billingsley Creek provides a unique opportunity to blend new development with natural and archeological treasures.</i></p> 
<p style="text-align: center;">2</p>	<p>Sawmill/I-270 interchange (looking northwest). <i>Interchange development should display Dublin's attention to high standards and quality development.</i></p> 
<p style="text-align: center;">1</p>	<p>Restrict access along Riverside Drive.</p>
<p style="text-align: center;">2</p>	<p>Provide minimum 200-foot scenic setback along Riverside Drive.</p>
<p style="text-align: center;">3</p>	<p>Protect stream corridor, ravine and existing woodland areas.</p>
<p style="text-align: center;">4</p>	<p>Preserve Ferris Cemetery area.</p>
<p style="text-align: center;">5</p>	<p>Provide bike path connection from Riverside Drive through park to Grandee Cliffs and Emerald Parkway.</p>
<p style="text-align: center;">6</p>	<p>Cul-de-sac Bright Road to improve access management.</p>

Symbol	Recommendation/Description
7	Future parking for community park will be determined at a later date.
8	Restrict access in park along Bright Road to through traffic.
9	Preserve Holder-Wright Works (Hopewell Mounds) with option for potential interpretive center and park elements.
10	Future buffer and pedestrian connection.
11	100-foot landscape buffer and sound barrier treatment for adjacent residential.
12	Access point to provide connection with Grandee Cliffs.
13	Creation of internal neighborhood park space.
14	Large residential lots and setbacks on Bright Road to blend with existing homes.
15	100-foot setback from Emerald Parkway with parking to side and rear of architecture along the street.
16	Explore opportunities for vehicular overpass connection between Emerald Parkway and the Bridge Street District.
17	100-foot high tension power line easement.
18	Two-story office and support services.
19	100-foot landscape buffer to provide residential transition and view of Bright Road.
20	Bright Road widened to four lanes between Emerald and Sawmill.
21	Residences to be sensitively sited among trees.
22	Large scale office oriented to I-270.
23	Limited and/or restricted access along Sawmill Road.
24	Consistent landscape treatment along Sawmill (to match development to north)

Holder-Wright Park Master Plan

LEGEND

1. Entrance Drive
2. Visitor Orientation Space
3. Planned Office Development
4. Natural Play Area and Pedestrian Bridge
5. Interpretive Trail
6. Multi-Use Trail
7. Interpretive Center and Outdoor Classroom Space
8. Picnic Area/Open Lawn
9. Existing Earthwork
10. Habitat Restoration Area
11. Demonstration Earthwork
12. Restored Ferris Cemetery
13. Creek Overlook
14. Demonstration Garden



The goal of the master plan is to guide development of the park in a way that provides amenities and attractions to visitors interested in both the natural and cultural resources of the site as well as the recreational aspects. Included in the plan are areas that focus on the archaeological features of the site such as; the interpretive center and outdoor classroom, existing earthworks, Ferris Cemetery, and demonstration earthwork. For the casual visitor, there are picnic areas, shelter, creek overlook and habitat restoration areas.

Linking the numerous proposed amenities is an interpretive trail system that meanders through the park closely following the hillside contours. The rustic gravel trail offers an up close view of Wright's Run, meadows, reconstructed Ferris Cemetery, farm house and earthworks. In addition to the interpretive trail, there is a multi-use asphalt trail around the perimeter of the site that allows visitors an alternative way to access and view the site. At Wright's Run, there are plans to remove invasive shrubs and weeds and replant with hardy natives to open views to this scenic creek and provide additional wildlife habitat. Just to the north of Wright's Run are two unprogrammed picnic/open lawn areas that will provide the casual visitors an opportunity to enjoy the site, sun bathe, play catch or have a picnic. Within the picnic area will be a rustic shelter that provides an informal place for family gatherings or a quick lunch. And adjacent to Wright's Run is a dramatic overlook that will give visitors a chance to see the waterfalls and view the geology of the area. On the southern portion of the site is a proposed office development. It contains approximately 70,000 square feet of office space. Highlights of this development include preservation of existing vegetation, pedestrian path system, stormwater bioswales and rain gardens.



NORTH



DRAFT RECORD OF ACTION

Planning & Zoning Commission

Thursday, October 7, 2021 | 6:30 pm

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

**4. Wright Way Corporate Park at 4420 Emerald Parkway
21-101Z**

Rezoning

Proposal: Rezoning of two parcels from Restricted Suburban Residential District to Suburban Office and Institutional District.
Location: Northwest of the intersection of Emerald Parkway with Riverside Drive.
Request: Review and approval of Rezoning under the provisions of Zoning Code §§153.232 and 153.234
Applicant: Dana L. McDaniel, City Manager, City of Dublin
Planning Contact: Sarah T. Holt, AICP, ASLA, Senior Planner
Contact Information: 614.410.4662, sholt@dublin.oh.us
Case Information: www.dublinohiousa.gov/pzc/21-101

MOTION: Mr. Grimes moved, Mr. Schneier seconded, to recommend approval of the Rezoning to City Council.

VOTE: 2-3-1.

RESULT: The recommendation of approval to City Council of the Rezoning failed.

RECORDED VOTES:

Jane Fox	Abstain
Warren Fishman	No
Mark Supelak	No
Rebecca Call	Absent
Leo Grimes	Yes
Lance Schneier	Yes
Kim Way	No

STAFF CERTIFICATION

Sarah Tresouthick Holt, AICP, ASLA,
Senior Planner



Mr. Supelak stated that the next two cases concern the same property and would be heard together.

4. Wright Way Corporate Park at 4420 Emerald Parkway, 21-101Z Rezoning

A request for the Rezoning of two parcels from Restricted Suburban Residential District to Suburban Office and Institutional District. The 9.01-acre site is northwest of the intersection of Emerald Parkway with Riverside Drive.

5. Wright Way Corporate Park at 4420 Emerald Parkway, 21-102PP/21-103FP, Preliminary/Final Plat

A request for a subdivision of a +/- 7.35-acre lot to establish two open space reserves and one public right-of-way. The site is northwest of the intersection of Emerald Parkway with Riverside Drive

Staff Presentation

Ms. Holt stated that this is a request for rezoning of two parcels from R-1, Restricted Suburban Residential to SO, Suburban Office and Institutional District and subdivision of a +/- 7.35-acre lot to establish two open space reserves and one public right-of-way. The 9.01-acre site is located northeast of the intersection of Emerald Parkway with Riverside Drive. The applicant is the City of Dublin Economic Development Department. The intent of the rezoning and platting applications is to create one developable lot for economic development purposes. The two lots on the south side of the acreage are the lots intended for rezoning. Ferris Wright Park extends north to Bright Road. The current zoning is R1, Restricted Suburban Residential. The rezoning request is for the 9.016 acres to be rezoned to SO, Standard Office and Institutional District for the Wright Way Corporate Park. The rezoning request conforms with both the Future Land Use Map and the Thoroughfare Plan, components of the Community Plan. The rezoning application meets the criteria for a Standard Zoning District, and staff recommends the Commission provide a recommendation of approval to City Council. In addition to the area intended for development, also created will be Reserve A, a landscape easement, a cul-de-sac right-of-way, and Reserve B for Ferris Wright Park. Reserve A located on the western portion of the site will preserve woods and steep slopes. There is a no disturb area to accommodate a stream that runs immediately off site. The lot intended for development is in the center of the site. A cul-de-sac right-of-way will be created for Wright Way. On the east side of the site is a landscape easement, which will create a slight buffer between the residential area to the east. All Preliminary and Final Plat criteria have been met, and staff recommends approval with one condition.

Commission Questions

Ms. Fox requested clarification of the site width. The GIS map on Dubscovery does not depict Reserve A as encompassing most of the woods and slope. She would like clarification of the area of Reserve A and its width from Riverside Drive to the lot line. She is having difficulty comprehending the extent of the woods, specifically, where the tree line starts and stops and if it is part of Reserve A.

Ms. Holt stated that on the drawing, there is a distinct line 1/5th the distance of the southern portion anticipated to be rezoned, which coincides with Reserve A. It is approximately 230 feet wide.

Ms. Fox stated that she measures the widest width at approximately 280 feet. Is that is at the tree line?

Mr. Hendershot stated that the dimensions shown on the Plat are correct. The 96 feet listed is the bearing for the tangent along the right-of-way. In the table on the top left of the plat, in the curve, a length is added to the 96 feet; therefore, the length of Reserve A is wider than 96 feet.

Ms. Fox stated that if that is at the tree line, she is satisfied.

Mr. Hendershot clarified the Reserve line on the plat.

Mr. Way stated that he would like to pose a larger question: does the City really need to put office space on this site? There is an existing park here, which contains an element of historical significance. There is a

residential subdivision to the east and an elementary school. On Emerald Parkway to the east, there is a significant amount of land, which is already zoned for Office.

Ms. Rauch stated that it is currently zoned Residential but the Future Land Use map shows it as Office, as it does for this site, as well.

Mr. Way inquired what the zoning is of the property north of the stream.

Ms. Holt responded that the area is zoned R-1, and it is identified as Parks and Open Space in the Community Plan.

Mr. Way stated that this corner of Emerald Parkway and Riverside is very precious, and he is happy that it will be reserved and not built upon. The stream is an interesting open space connection that leads to the river, and there are many important environmental components. There is also the historic park and the parking for the park. The investment for that park was relatively recent. This small piece of 7 acres seems to have become an island. Is that precious 7 acres really needed for additional Office Space, or could we preserve the entire site as open space based on the historic nature of the Indian Mounds at Ferris Wright Park?

Applicant Presentation

Colleen Gilger, City Economic Development Director, stated that the City does need office space. When the City purchased the land, it also considered the Future Land Use Plan. We were aware of the Indian Mounds located north of the stream and knew that maintaining that stream was very important to City Council. There are several caves and falls within that area. When the City purchased the site further to the west, it was with the intent for an office site. As a reminder, the purpose of the construction of Emerald Parkway was to create an artery for future office development.

Mr. Way pointed out that there are also 1,000 acres available within the West Innovation District. This area is a precious part of the City along the river, a gateway at Emerald Parkway and Riverside Drive. He is aware that Emerald Parkway was constructed to open up the area for development, but given all that exists here, including the school, he would like to ask his fellow Commissioners if what is proposed is the right thing to do.

Mr. Fishman stated that although Emerald Parkway was constructed in anticipation of future office, due to the proximity of I-270, it was intended to have limited access. The access to the proposed office development cannot be from the park or Riverside Drive, so the only access will have to be from Emerald Parkway.

Ms. Gilger clarified that the development would share the park driveway; there would not be another curbcut. Creating another curbcut would require extensive blasting, due to the slope of the land, which would sacrifice too much of the acreage. Because of the limited acreage, nothing exceeding 50,000 square feet will fit on the site. The site will be marketed to small office users requiring 50,000 square feet or less. This is consistent with the Community Plan, which indicates small office development here.

Mr. Fishman noted that factors have changed since the Community Plan was adopted. He is happy, however, that no additional access would be created.

Ms. Fox inquired the anticipated height of the buildings.

Ms. Gilger stated that the buildings would be no more than two stories.

Ms. Fox inquired what percent of the site a 50,000 square foot building would encompass.

Ms. Holt responded that the maximum lot coverage is 70 percent, including parking.

Ms. Fox stated that Mr. Way has posed some very important points. If there were to be any development here, it would need to be extremely sensitive to the stream, which has historical significance. The Community Plan's Future Land Use Plan calls for all of the area to the north to be preserved as park and open space and not be developed. The Community Plan also provides for pedestrian connectivity from Riverside Drive along that stream bed, throughout this area and to the historic park. If this site were to be rezoned, it would be

extremely important to understand that the sensitivity of the site must be preserved. Typically, visibility of commercial properties is anticipated. However, instead of this site being a focal point, it should be cradled within the surrounding beautiful landscape. The surroundings should remain the focal point.

Ms. Gilger responded that, interestingly, previous projects that had some interest in this site desired that their buildings be located further to the west, tucked more into the landscaping. Because this property is City-owned, it would be necessary to seek an economic development agreement from City Council before selling, transferring or incentivizing the land.

Mr. Fishman stated that when Emerald Parkway was developed, other than Cardinal Health, the intent was that there would not be accesses off the roadway. Buildings would be located back from the roadway, but would be tall ensuring visibility from I-270. The land was considered very valuable due to its proximity to I-270. Now, factors are different and this area is very sensitive. He believes further study is warranted before making a decision.

Ms. Gilger stated that it was anticipated that building heights would gradually increase from Riverside Drive to Bright Road and toward Sawmill Road. The Community Plan shows small, one to two-story office next to residential, and this site and the school are the only uses adjacent to the residential neighborhood. Buildings constructed east of the school will be taller.

Ms. Fox inquired if Suburban Office Institutional zoning permitted no height greater than two stories or if it was designated by the Community Plan for this area.

Ms. Gilger responded that it reflects the City's agreement with the surrounding neighborhood. A 3-story project was previously approved, to which the neighborhood objected. Consequently, a decision was made that any future development proposals would not exceed two stories.

Mr. Supelak inquired if the development would be a PUD.

Ms. Rauch responded that, as currently proposed, it would be a standard district. Staff has engaged the neighborhood in discussions regarding the City's plans.

Ms. Gilger noted that because it is a City-owned site, the City has discretion concerning the end user.

Mr. Boggs stated that, as previously noted, any economic development agreement, whether it be for sale or lease of the property, must be considered by City Council. In that circumstance, Council would act as the property owner and be able to impose restrictions. There would not be the same due process considerations inherent with the City's zoning authority.

Ms. Fox inquired if the Commission has concerns due to the sensitivity of this site, what would be the appropriate method to ensure Council was made aware of those concerns.

Mr. Boggs responded that this discussion will be reflected in the history that Council will be provided with the application. There is an able representative of the Commission who sits on Council, who can relay those concerns. The Commission is a recommending body for rezonings. If the Commission were to put conditions on its recommendation, and Council were to disagree with those conditions or consider them to be too restrictive, per the City Charter, five votes of Council would be required to remove the condition recommended by the Commission. A super majority vote of Council could overturn a condition.

Mr. Supelak stated that there is unease on the Commission with this application. However, there are future steps in the process, wherein this unease either can be assuaged or it be prohibited from going forward. Provided the Commission can articulate its unease, he is not adverse to moving forward with the recommendation. That would be with the understanding that the Commission will have future opportunities to address the concerns, if desired.

Mr. Way stated that he will argue that there is a higher community purpose for this piece of land than what has been proposed today. He would like this to be discussed and explored before moving forward with this

application. Due to the proximity of the Dublin Arts Council, perhaps the site might have an arts-related focus in addition to its historic nature.

Mr. Supelak responded that he believes this site has the potential to be something remarkable for the City, and Suburban Office may not be it. He is unsure how that plays into the Commission's consideration tonight.

Mr. Boggs stated that he would presume that the reason the City is requesting to rezone the site to Suburban Office at this point is to aid the City in marketing this property. Suburban Office may not necessarily be its final zoning, once a suitor is selected by the City. Would that be a fair assumption?

Ms. Gilger responded that would be a fair assumption, although this use is considered the best fit.

Mr. Boggs stated that it is also entirely possible that, in addition to an economic development agreement, which could attach some conditions and which would be considered by City Council, the eventual user of this property could request a PUD approval from the Commission.

Ms. Gilger responded that is possible, also.

Mr. Boggs stated that the point is that this is not the last word on how this site will be used; it is the first step.

Mr. Way stated that if, however, the site were left in its current zoning, the Commission could receive a future application proposing a use other than Suburban Office.

Mr. Boggs responded that its current zoning is Residential; the Future Land Use Plan identifies it as Suburban Office. Other than re-opening the conversation concerning the Future Land Use for this site, which the Commission might be suggesting, the reason City administration has submitted this application is that they believed the use had already been determined.

Mr. Way responded that the reason for his suggestion that the Commission discuss the potential use of this area further is that he believes the Future Land Use map for this site might be incorrect and should be reconsidered.

Mr. Schneier stated that he has a process question. The City purchased this land and determined what the highest and best use would be for the City, no doubt with Economic Development's input. It is not necessarily the intent that the Commission rubberstamp that, but if we substitute our judgment, would it be possible for the City to request a zoning appeal, and ultimately take it to City Council? The end result could be the same because, presumably, this is what City Council wants.

Mr. Boggs responded that property rezonings and plat approvals are legislative decisions with the final decisions made by City Council. The Commission is a recommending body with respect to both rezonings and plats.

Mr. Schneier stated that in the end, this is not the Commission's decision; we provide only a recommendation. In view of that, he would favor making a recommendation of approval.

Ms. Fox stated that she would like to re-assure the Commissioners of an important point. The Planning and Zoning Commission is the citizens' commission, and provides the citizens' opinions as to what they would like to see developed. They recommend their opinions to City Council. If the Commission disagrees or agrees with a proposal, City Council considers that. They should not focus on Council's ultimate decision. If the Commission does not express its opinion, Council would not be aware of it. The Commission does not serve as a rubber stamp. As representatives of the residents, their opinions make a difference. Their opinion may differ, but it is important for Council to hear the Commission's honest opinion.

Public Comment

Linda Paulsen, 4158 Bright Road, Dublin, OH, stated that she and her husband recently moved from Houston to Dublin, and are happy with that decision. She did not anticipate the late hour of this meeting, but she has learned a great deal in the process. One of the most significant things she has learned is that this Commission is very thorough and considers every detail. She is hopeful that they also look at the issue of greenspace with the same level of detail. It is easy to look at business and tax revenue as progress. It is, and she has no objection to business. She does not yet know Dublin as well as the Commission. Perhaps the City goes need more business space, but she would ask the Commission to consider very carefully what she heard Mr. Way,

Ms. Fox and others say – that this parcel is very special. She requests that not only because she lives nearby, but because this site is special to the Dublin. She would urge the Commissioners to do as Ms. Fox encouraged -- give your voice to City Council. Let them know that this is a very special greenspace, and that there is ample space elsewhere for more business. It does not appear that this site offers much space for business, anyway. If you are familiar with this site at all, you are aware that the parking lot at Ferris Wright Park is very small, accommodating only 20 vehicles. If the City adds a business in there, people from that business will be using this parking lot, particularly if the access to the business is through the parking lot. She agrees that the best use of this land is not business. It provides a wonderful, beautiful greenspace for Dublin, and she requests the City to preserve it as such.

Mr. Supelak inquired if the approval of the plats is contingent upon the approval of the rezoning. Mr. Boggs responded that the approval of the plats does not necessarily hinge upon the recommendation of approval for the rezoning.

Mr. Grimes moved, Mr. Schneier seconded a recommendation of approval of the rezoning.

Vote on the motion: Mr. Fishman, no; Mr. Way, no; Mr. Schneier, yes; Mr. Grimes, yes; Mr. Supelak, no; Ms. Fox abstained, noting that this vote should be an opinion of the citizens, and she will have a final vote on the application.

[Motion failed 2-3 with 1 abstention.]

Mr. Grimes moved, Mr. Schneier seconded a recommendation of approval of the Preliminary Plat with one condition:

- 1) The applicant make any minor technical adjustments to the plat prior to submission for acceptance to City Council.

Vote on the motion: Mr. Way, no; Mr. Schneier, yes; Mr. Fishman, no; Mr. Grimes, yes; Mr. Supelak, yes; Ms. Fox abstained.

[Motion passed 3-2 with 1 abstention.]

Mr. Grimes moved, Mr. Schneier seconded a recommendation of approval of the Final Plat with one condition:

- 1) The applicant make any minor technical adjustments to the plat prior to submission for acceptance to City Council.

Vote on the motion: Mr. Supelak, yes; Mr. Grimes, yes; Mr. Fishman, no; Mr. Way, no; Mr. Schneier, yes; Ms. Fox abstained.

[Motion passed 3-2 with 1 abstention.]

Mr. Grimes noted that the current time is past 10:30 p.m. Does the Commission proceed with case reviews? Mr. Boggs responded that, according to the Planning and Zoning Commission Rules of Order, no new items are to be heard after 10:30 pm. However, that rule can be waived by an affirmative vote of 5 to suspend the rules.

Consensus of the Commission was not to waive the rules. The additional case will be rescheduled to a future agenda.

OTHER ACTIONS

- Ms. Martin noted the need to schedule an additional meeting in November to accommodate the case load. Commission members were requested to consider the date of Tuesday, November 16, 2021.

Mr. Supelak moved, Mr. Way seconded a motion to schedule a Special Meeting for Tuesday, November 16, at 6:30 p.m.

Vote on the motion: Ms. Fox, yes; Mr. Fishman, yes; Mr. Supelak, yes; Mr. Grimes, yes; Mr. Schneier, yes; Mr. Way, yes.

[Motion passed 6-0.]

- Ms. Martin noted that there is a need to reschedule the Thursday, December 9 regular PZC meeting due to a special City event occurring on that date.

Mr. Schneier moved, Mr. Way seconded a motion to re-schedule the Thursday, December 9 regular PZC meeting to Wednesday, December 8, at 6:30 p.m.

Vote on the motion: Mr. Fishman, yes; Mr. Way, yes; Mr. Schneier, yes; Ms. Fox, yes; Mr. Grimes; yes; Mr. Supelak, yes.

[Motion passed 6-0.]

COMMUNICATIONS

- Ms. Martin stated that the developer of the northeast corner of Bright Road/Emerald Parkway site has requested a Commission site review preceding the November 4 consideration of a revised Concept Plan for senior housing. This site has a number of natural features and is significantly wooded. Per the Commission's Rules of Order permitting a 24-hour Special Meeting notice, staff will contact Commissioners via email with an a proposed date within the upcoming week. The previous Concept Plan considered by the Commission in 2020 has been emailed to Commissioners to facilitate their site review. Although the revised Concept Plan for the November 4 meeting is not yet finalized, they anticipate providing it early next week. Printed copies will be provided to the members to have in hand when they tour the site.
- The next regular PZC meeting is scheduled for 6:30 p.m., Thursday, October 14, 2021.

The meeting was adjourned at 10:45 p.m.

Chair, Planning and Zoning Commission

Assistant Clerk of Council



21-101Z – WRIGHT WAY CORPORATE PARK REZONING

Summary

Rezoning of one future parcel on Wright Way, from R-1, Restricted Suburban Residential to SO, Suburban Office and Institutional.

Site Location

Northeast corner of Riverside Drive and Emerald Parkway.

Zoning

R-1, Restricted Suburban Residential District

Proposed Zoning

SO, Suburban Office and Institutional District

Property Owner

City of Dublin

Applicant/Representative

Dana L. McDaniel, City Manager

Applicable Land Use Regulations

Zoning Code Sections 153.232 and 153.234

Case Manager

Sarah Tresouthick Holt, AICP,
ASLA, Senior Planner
(614) 410-4662
sholt@dublin.oh.us

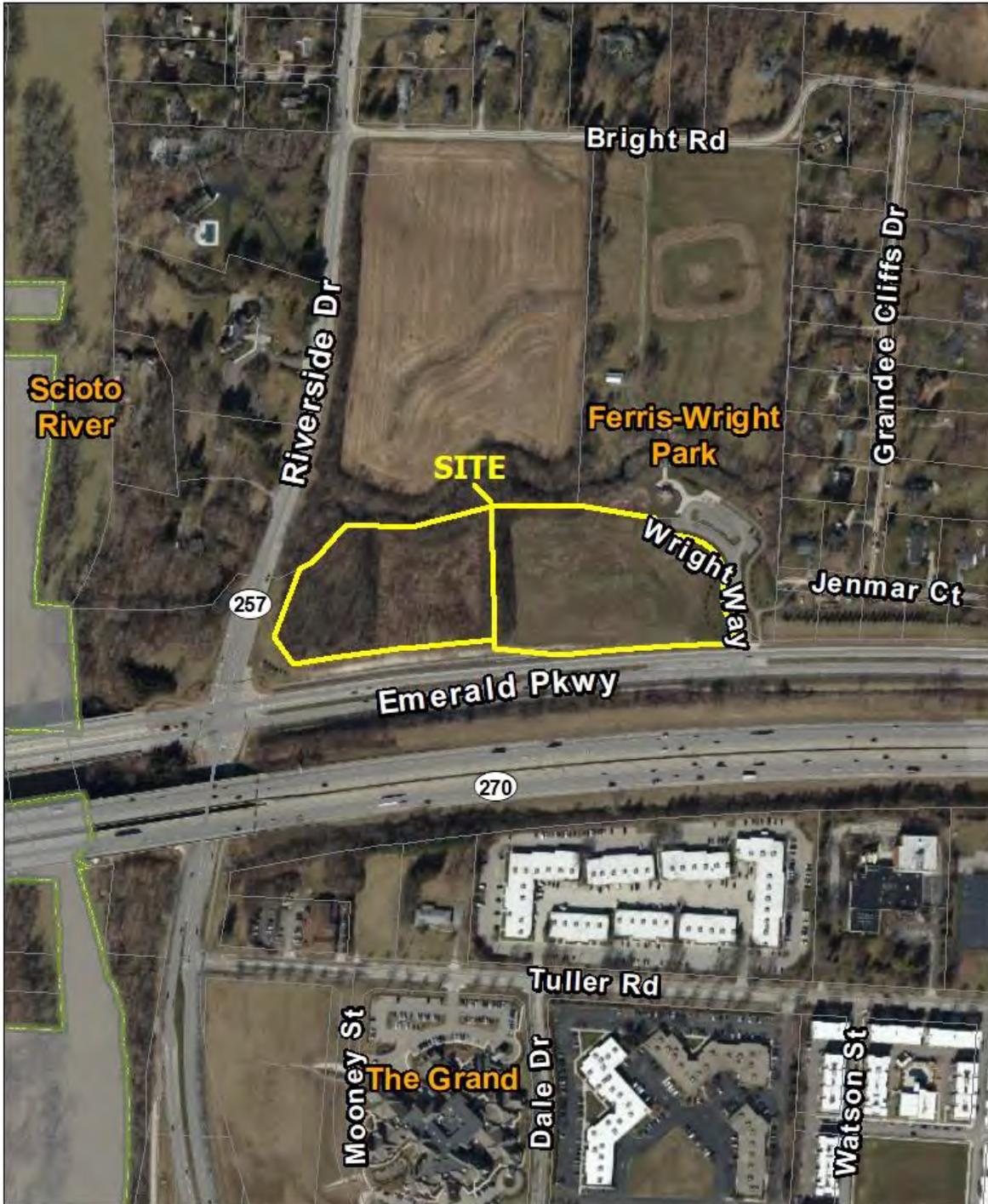
Next Steps

Upon a recommendation of approval from the Planning and Zoning Commission, the request will be forwarded to City Council for their consideration.

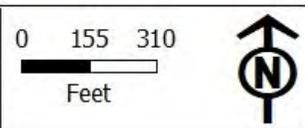
Zoning Map



1. Context Map



21-101Z, 21-102PP, 21-103FP
Standard District Rezoning, Preliminary Plat, & Final Plat
4420 Emerald Parkway



2. Overview

Background

This request is to rezone 9.016 acres, currently not addressed, located on Wright Way to Suburban Office and Institutional (SO) District in order to align with the Community Plan. The Community Plan identifies the parcel as "Suburban Office/Institutional". In conjunction with the rezoning, the land is proposed to be platted, and a portion of the parcel, totaling .253-acres, will be dedicated as additional Wright Way right-of-way. The intent of the rezoning and platting applications is to create one developable lot for economic development purposes.

Site Characteristics

Surrounding Land Use and Development Character

North: R-1, Restricted Suburban Residential (Ferris-Wright Park and agriculture)

East: R-1, Restricted Suburban Residential (Single Family Residential)

South: Emerald Parkway/I-270

West: Riverside Drive and R-1, Restricted Suburban Residential (Single Family Residential)

Road, Pedestrian and Bike Network

The parcel has approximately 1,300 feet of frontage along Emerald Parkway and 500 feet of frontage on Riverside Drive. Access is provided via Wright Way, a dead end that will serve both this parcel and Ferris-Wright Park. As part of the concurrent platting process, a cul-de-sac bulb, in the form of public right-of-way, will be created. A shared-use-path currently exists along Emerald Parkway and Wright Way.

Process

Zoning Code Section 153.232(B)(2) charges the Planning and Zoning Commission with making recommendations to City Council on amendments to the Zoning Map, which is the purpose of a rezoning. The proposed amendment will be forwarded to City Council for their consideration as an Ordinance.

Proposal

Rezoning this parcel to SO, Suburban Office and Institutional District, will align with the adopted Community Plan. The intent of the SO District is to provide a broad range of offices primarily engaged in general administration, supervision, purchasing, accounting and other management functions. No retail trade or stock of goods is permitted in this zone.

Community Plan

The Community Plan is a key policy document adopted by City Council to guide decision-making for the future of Dublin's natural and built environments. The Community Plan includes Future Land Use (FLU) recommendations, which should be considered



when a rezoning is presented. The site has one FLU recommendation, Suburban Office/Institutional, and the SO District aligns with this recommended development character. While Ferris-Wright Park is included with the related platting requests it is not included as part of this rezoning.

The Community Plan also includes the Thoroughfare Plan and Special Area Plans. The Thoroughfare Plan identifies functional street classifications, future roadway connections, and planned right-of-way widths. Emerald Parkway is designated a Minor Arterial. The recommended right of-way width for Emerald Parkway is 100 feet; no additional right of-way is being sought.

Riverside Drive is identified as a Major Arterial, and no additional right of way is being sought for this road. Wright Way is the only access for this parcel, and additional right of way will be dedicated to the City to create a cul-de-sac bulb.



This site is included within the Bright Road Special Area Plan, and is identified as Standard Office/Institutional. Additionally, the western portion of the site shows no access along Riverside Drive for both safety, topographic, and tree preservation reasons. The stream and ravine along the north side of the property is recommended for protection. Both of these stipulations are accommodated in the concurrent plats.

3. Criteria Analysis

Standard District Rezoning §153.232 and §153.234

- 1) *The proposal is consistent with the intent of all applicable regulations, plans, and policies including the Future Land Use recommendation.*
Criteria Met. The proposal is consistent with the FLU plan, which calls for Suburban Office/Institutional. This unique site, directly on Emerald Parkway and next to an existing archaeological park, will offer a future business a distinctive office location.
- 2) *The proposal is consistent with the intent of all applicable regulations, plans, and policies including the Thoroughfare Plan recommendation.*
Criteria Met. The proposal is consistent with the Thoroughfare Plan recommendations. Needed right of way for a cul-de-sac bulb on Wright Way will be provided through the concurrent Preliminary Plat and Final Plat processes.
- 3) *The proposal is consistent with the intent of all applicable regulations, plans, and policies including the Special Area Plan recommendation.*
Criteria Met. The site is identified within the Bright Road Special Area Plan. The primary planning goal identified is "High quality office development should be encouraged along Emerald Parkway that focuses on quality architecture and site design that complements the surrounding natural environment and residential neighborhoods". The proposed rezoning to SO meets this vision.

4. Recommendation

The proposed **Rezoning** is consistent with the intent all applicable regulations, plans, and policies. Planning recommends the Planning and Zoning Commission make a **recommendation of approval** to City Council.

RECORD OF ORDINANCES

Ordinance No. 86-18

Passed _____, 20____

AN ORDINANCE AUTHORIZING THE CITY MANAGER TO EXECUTE A REAL ESTATE PURCHASE AGREEMENT AND THE NECESSARY CONVEYANCE DOCUMENTATION TO ACQUIRE A 4.215 ACRE, MORE OR LESS, FEE SIMPLE INTEREST FROM THOMAS FAMILY LP

WHEREAS, the Thomas Family LP, an Ohio limited partnership (the "Seller") is the owner of a certain parcel of real property situated in the City of Dublin, County of Franklin and State of Ohio, containing 4.215 acres, more or less, with a tax parcel number of 273-009067 (the "Premises"); and

WHEREAS, the Premises is unimproved real property located on the northeast corner of Riverside Drive and Emerald Parkway in the City of Dublin and County of Franklin; and

WHEREAS, the City of Dublin (the "City") and the Seller participated in good faith discussions and have come to mutually agreeable terms for the acquisition of the necessary property interest for the sum of Six Hundred Thirty-Two Thousand Two Hundred Fifty Dollars (\$632,250.00); and

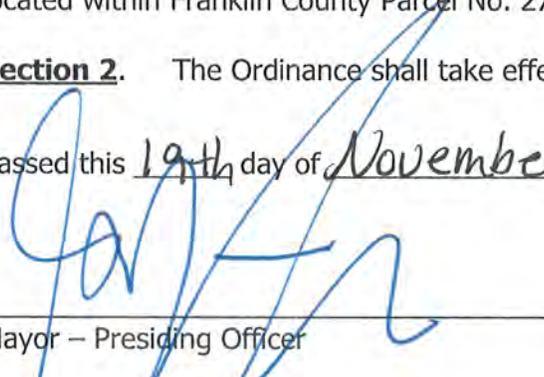
WHEREAS, the City desires to execute necessary conveyance documentation to complete the transaction between the City and the Seller prior to the end of the year.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Dublin, State of Ohio, 6 of the elected members concurring, that:

Section 1. The City Manager is hereby authorized to execute all necessary conveyance documentation to acquire 4.215 acres, more or less, for the sum of Six Hundred Thirty-Two Thousand Two Hundred Fifty Dollars (\$632,250.00), said property located within Franklin County Parcel No. 273-009067.

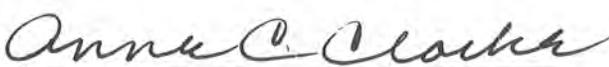
Section 2. The Ordinance shall take effect at the earliest date allowed by law.

Passed this 19th day of November, 2018.



Mayor – Presiding Officer

ATTEST:



Clerk of Council

Held

November 19, 2018

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Kincaid, Located at 5509 Cara Court for the Public Purpose of Constructing a New Roadway, Which Shall be Open to the Public Without Charge.

Ordinance 84-18

Authorizing the City Manager to Execute and Accept Necessary Conveyance Documents and Contracts to Acquire a 0.126-Acre Fee Simple Warranty Deed for Right-of-Way, Without Limitation of Existing Access Rights and a 0.023-Acre Temporary Easement from Matthew B. Brown, Located at 6228 Rings Road, for the Public Purpose of Constructing a New Roadway, Which Shall be Open to the Public Without Charge.

Ordinance 85-18

Authorizing the City Manager to Execute and Accept Necessary Conveyance Documents and Contracts to Acquire a 0.0110-Acre Fee Simple Warranty Deed for Right-of-Way, without Limitation of Existing Access Rights from J. Larry Fleck, for the Public Purpose of Constructing a New Roadway, Which Shall be Open to the Public Without Charge.

Mr. Hammersmith stated a question arose at the last hearing about the total number of parcels for which legislation is necessary for this project. There are 21 parcels resolved and 24 parcels not yet resolved for a total of 55 parcels. Legislation will be brought forward at future meetings for the remaining 24 parcels.

Staff recommends adoption of Ordinance Nos. 81-18 through 85-18.

Vote on Ordinances Nos. 81-18 through 85-18: Ms. Alutto, yes; Mr. Keenan, yes; Mr. Reiner, yes; Ms. Fox, yes; Mayor Peterson, yes; Ms. De Rosa, yes.

Ordinance 86-18

Authorizing the City Manager to Execute a Real Estate Purchase Agreement and the Necessary Conveyance Documentation to Acquire a 4.215 Acre, More or Less, Fee Simple Interest from Thomas Family LP.

Mr. McDaniel stated there are no changes to the ordinance since first reading. At the last hearing, there were questions about the exact northern boundary of the parcel relative to the centerline of the ditch. He shared a graphic that depicted the northern boundary. Staff recommends approval of the Ordinance.

Mr. Reiner stated that it appears from the graphic that this acquisition does not include the most interesting portion of the parcel, given the depiction of the actual northern boundary. Is there any way this acquisition can be expanded to include the ditch?

Mr. McDaniel responded that the initial conversation about this property was and continues to be about the potential commercial development of this property in that it lies adjacent to the parcel to the east owned by the City of Dublin. The City has always had an interest in the other area along the creek or drainage ditch there, given its unique features. That property to the north belongs to Mr. McDowell. Staff can certainly approach Mr. McDowell about this matter. But as shared in the past, should that northern parcel ever develop, the City's greenspace ordinance would provide the ability over time to have control over that creek/ditch area, as well as the Indian mounds and remains on the property. Staff can certainly determine if Mr. McDowell would be interested in such discussion.

Mr. Reiner stated that the riparian corridor is the most interesting aspect of the land, but he does understand the parcel is being secured for commercial development. He would be interested in knowing whether Mr. McDowell would be interested in selling that portion of the northern parcel.

Mr. Keenan noted that Mr. McDowell has held parcels of land in the City for many years, including a large site across from the Field of Corn.

Mr. Reiner stated that the northern parcel includes caves and was clearly utilized by the Native American tribes who lived on the property. Perhaps in the future, a passageway for pedestrians under the roadway could be possible.

Mr. McDaniel added that there are areas in this Thomas property acreage that would be preserved, including a significant tree stand, part of the riparian corridor, and the City

RECORD OF PROCEEDINGS

Held

November 19, 2018

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would not develop the entire four acres of land. This is a critical location relative to land already owned by the City and has a view shed from I-270.

Ms. Fox stated that the contract indicates the intended use was commercial and/or parkland. In terms of the discussion by Council about fee in lieu of land donation, this land cost is \$150,000 per acre.

Mr. McDaniel responded that it will likely be a combination of parkland and commercial development.

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

INTRODUCTION/FIRST READING – ORDINANCES

Ordinance 87-18

Amending the Annual Appropriations for the Fiscal Year Ending December 31, 2018.

Mayor Peterson introduced the Ordinance.

Mr. Stiffler stated that a memo providing details on the recommended amendments to the appropriations was included with the Ordinance. Staff recommends approval at the second reading/public hearing on December 3. He offered to respond to questions.

Ms. De Rosa asked for the breakdown of the operating expenses and capital expenses requested in these amendments. If staff could provide that prior to the second reading, it would be helpful.

Mr. Stiffler agreed to do so.

There will be a second reading/public hearing on December 3, 2018.

Ordinance 88-18

Establishing Appropriations Based on the 2019 Operating Budget of the City of Dublin.

Mayor Peterson introduced the Ordinance.

Ms. Mumma noted that a revised appropriation ordinance was distributed on the dais tonight, based on the revised 2019 operating budget approved tonight. The timing of the final budget workshop did not accommodate the updated version of this ordinance being in the meeting packet. This appropriations ordinance matches the budget approved tonight. Staff recommends approval at the second reading/public hearing on December 3.

There will be a second reading/public hearing on December 3, 2018.

INTRODUCTION/PUBLIC HEARING – RESOLUTIONS

Resolution 67-18

Requesting the Delaware, Franklin and Union County Auditors to Draw Money that May be in the County Treasuries and to Issue a Draft to the Director of Finance of the City of Dublin for any Money that May be in the Accounts for the City of Dublin.

Mayor Peterson introduced the Resolution.

Ms. Mumma noted this is a routine legislative item brought forward at this time each year in order to have an advance on the property tax dollars the county auditors distribute to the City. Receiving those dollars earlier allows the City to use them and earn the interest from investing them.

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

Resolution 68-18

Authorizing the City Manager to Enter into a Contract for Public Health Services for 2019 with the Board of Health of the Franklin County General Health District.

Mayor Peterson introduced the Resolution.

Held

November 5, 2018

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Ordinance 86-18

Authorizing the City Manager to Execute a Real Estate Purchase Agreement and the Necessary Conveyance Documentation to Acquire a 4.215 Acre, More or Less, Fee Simple Interest from Thomas Family LP.

Mayor Peterson introduced the Ordinance.

Ms. Goss provided background, including the development of the Emerald Parkway which established a strong east-west vehicular connection and create opportunity for an economic corridor. With the final extension of Emerald 8, approximately 115 acres of City-controlled land with high visibility on I270 became available for development. Per Council's direction, staff has pursued and requests authorization to proceed with the acquisition of property located at the northeast corner of Emerald Parkway and Riverside Drive. The subject property consists of approximately 4.2155 acres, and the total purchase price is \$632,250 or approximately \$150,000 per acre. This land valuation is consistent with current market values in the Dublin area.

Due to the adjacency of a City-owned parcel, the opportunity exists to preserve the wooded acreage along Riverside Drive; to combine parcels fronting Emerald Parkway to maximize developable acreage; to protect the boundaries of Ferris-Wright Park; and to provide a wooded buffer to the Grandee Cliffs neighborhood to the west.

Funds to acquire the parcel will come from the City's General Fund balance, and this request will be incorporated with upcoming legislation to amend the 2018 appropriations. Staff recommends Council proceed with acquisition for economic and municipal purposes.

Mr. Reiner asked if this acquisition includes the cave area.

Mr. McDaniel responded that he believes this parcel goes into the centerline of the ravine on the north edge. Prior to the next meeting, staff can provide a closer view of that. He does not believe this land extends across the ravine.

Ms. Goss shared a view looking east, with a better view of the parcel.

Mr. Keenan stated that he believes this does include the caves.

Mr. Reiner stated that a creek runs through the property; is the City acquiring the creek, which is the most beautiful part?

Mr. McDaniel responded that he believes this goes to the centerline of that, but he will provide more information.

Mr. Reiner noted that he recalls there is an existing tunnel under the road that allows access on dry days to connect the two parkways. It comes out at the creek.

Mr. McDaniel stated he has some familiarity with that, but staff will obtain more details.

Vice Mayor Amorose Groomes asked where the City's ownership extends to on the parcel to the north.

Mr. McDaniel responded that the parcel to the north is owned by Mr. McDowell. He believes the centerline is in the creek.

Mayor Peterson stated that traditionally, a creek would separate two farms and the centerpoint of the creek would be the dividing line.

Mr. Reiner stated that it would be nice to provide the creek bed and have that as a permanent part of the park.

Mr. Keenan recalled that in Ohio, the rules involving a waterway extend ownership to the centerline of the waterway.

Mr. McDaniel stated that if the property to the north were to ever develop, there would be significant challenges. One would be the remnants of the Indian mounds on part of that; given the City's requirements for greenspace dedication. If there were a development in the future, the City would likely garner the riparian corridor as part of that. In discussion, staff has come to the conclusion that the parcel to the north is one that would require, under any development scenario, overcoming a lot of challenges.

Ms. De Rosa asked why this would be funded via the General Fund versus Parkland Fund.

Ms. Mumma responded that if the land is utilized for economic development purposes, using the Parkland Acquisition Fund would not be appropriate.

Ms. De Rosa stated that the plan at this time is therefore that some of the land could be parkland, and some of it commercial.

Mr. McDaniel commented that the City had contemplated in previous years the concept of developing that particular parcel. Access to the parcel has been difficult over the years from Emerald Parkway, as such access from Emerald Parkway would significantly reduce

RECORD OF PROCEEDINGS

Minutes of

Dublin City Council

Meeting

BARRETT BROTHERS - DAYTON, OHIO

Form 6101

Held

November 5, 2018

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its developability. Staff has often contemplated the concept of shared parking between the park and a future development on this property. The East Dublin Civic Association has made their desires well known about what they would consider in this location, and that will be considered in looking at future opportunities for development.

Vice Mayor Amorose Groomes asked if any calculation has been done on what the parkland contribution would be on this parcel, and it is adequate to get at least half of the creek donated.

Mr. McDaniel responded that he believes that much of the parkland dedication would be focused on whatever portion of the riparian corridor lies on the parcel, as well as the trees. It is a steep incline from Riverside Drive up to the parcel. Considering the wooded portion and the stream corridor itself that would be a significant contribution to park dedication. If the City owns the parcel, we would take measures to protect those areas if we allowed development of this site.

Ms. Fox asked if there are any archaeological challenges on this parcel.

Mr. McDaniel responded that environmental studies have been done previously on this. In terms of archaeological study, he would need to check on this.

Mr. McDaniel stated that the City did not encounter these types of issues in the park development on this side of the river along Emerald Parkway.

Mr. Reiner and Vice Mayor Amorose Groomes stated that there has been a lot of information written and researched about this land and it would be interesting to share it with everyone.

Ms. Goss reported in follow-up that in reviewing the lot lines, the creek actually lies in the parcel to the north owned by the McDowell family. The creek would not be part of this acquisition by the City.

There will be a second reading/public hearing at the November 19 Council meeting

INTRODUCTION/PUBLIC HEARING - RESOLUTIONS

Resolution 65-18

Authorizing the City Manager to Enter into a Service Agreement with Washington Township for Snow and Ice Removal Services for the Amlin Alleys.

Mayor Peterson introduced the Resolution.

Ms. O'Callaghan stated that in 2015, Washington Township transitioned to a contracted services based model for services on township roadways. They entered into an agreement with the City to provide snow removal services at the locations referred to as the Amlin alleys off of Rings Road. The City has provided those services since that time. The agreement has expired, and Washington Township and Dublin staff have collaborated on a new service agreement, whereby Dublin will continue to perform those snow and ice removal services for those .5 lane miles of alleys. These alleys are classified as Priority 3 streets, and they are serviced alongside of the other Priority 3 street in the City.

Staff recommends approval of the Resolution.

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

Resolution 66-18

Authorizing the City Manager to Enter into an Agreement with Franklin County Engineer's Office for Bridge Inspection Services within Dublin.

Mayor Peterson introduced the Resolution.

Ms. O'Callaghan stated that this is another partnership with another governmental entity. Dublin is responsible for the inspection of 53 bridges within its jurisdiction. It is critical and required by law that all of these bridges are thoroughly inspected annually by a qualified person, as defined in the ORC. In the interest of cooperation and efficiency, Dublin and Franklin County Engineer's office staffs have been collaborating on an agreement whereby Franklin County Engineer's office staff will perform the inspections and provide condition rating reports for all the bridges within Dublin's jurisdiction.



City of Dublin

Land Use and Long
Range Planning

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PLANNING AND ZONING COMMISSION

RECORD OF ACTION

MAY 1, 2014

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

**1. Emerald Parkway Phase 8 – Office Building
14-027INF**

**Emerald Parkway
Informal Review**

Proposal: An approximately 30,000-square-foot office building with the potential for a 20,000-square-foot expansion with associated parking and site improvements to be located on the north side of Emerald Parkway Phase 8, approximately 750 feet east of the intersection with Riverside Drive.

Request: Review and informal feedback for the potential development of an office building.

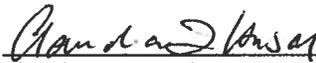
Applicant: Marsha I. Grigsby, City Manager, City of Dublin.

Planning Contact: Claudia Husak, AICP, Planner II.

Contact Information: (614) 410-4675, chusak@dublin.oh.us

RESULT: The Commissioners informally reviewed and commented on this potential application for an approximately 30,000-square-foot office building with the potential for a 20,000-square-foot expansion with associated parking and site improvements to be located on the north side of Emerald Parkway Phase 8, approximately 750 feet east of the intersection with Riverside Drive. Many adjacent residents of Grandee Cliffs provided input on this application sharing their concerns of increased traffic and noise from a proposed 2-story office building. Many Commissioners agreed that traffic is a concern and requested additional information in the future as to the traffic impacts of this proposal to the area. The Commission suggested that access management and interior circulation could be improved. Some Commissioners thought a 2-story building could be acceptable if it is designed to be integrated into the site and its surroundings. Screening and buffering from adjacent residents were discussed as an important component of a future application. Unique architecture with high quality materials that does not distract from the nearby park was suggested. Some Commissioners agreed that an Interstate-oriented wall sign could be appropriate for a proposed office building. The Commission also emphasized how important the design of parking lot and building lighting will be in terms of the park and the adjacent residents. Some Commissioners were concerned that there was not enough parking allocated for the park in particular for school buses and others, while wanting any applicant to demonstrate what the actual parking need for an office user would be rather than building overflow upfront.

STAFF CERTIFICATION


 Claudia D. Husak, AICP
 Planner II

PLANNING AND ZONING COMMISSION

MEETING MINUTES

MAY 1, 2014

AGENDA

- 1. Emerald Parkway Phase 8 – Office Building
14-027INF
(Informal Discussion)** **Emerald Parkway
Informal Review**
- 2. Conditional Use—Corporate Center-Fitness Edge
14-030CU
(Approved 6 – 0)** **6250 Corporate Center Drive
Conditional Use**
- 3. Ohio University Heritage College of Osteopathic Medicine – Signs
14-025WID-DP/SP
(Tabled 5 – 0)** **West Innovation District-Development Plan/Site Plan
6775 and 6785 Bobcat Way**

Chris Amorose Grooms called the meeting to order at 6:30 p.m. and led the Pledge of Allegiance. Other Commission members present were Amy Kramb, Richard Taylor, Victoria Newell, Amy Salay, and John Hardt. Joe Budde was absent. City representatives were Steve Langworthy, Gary Gunderman, Claudia Husak, Jennifer Readler, Kristin Yorke, Alan Perkins, Marie Downie, Katie Ashbaugh, Dana McDaniel, Colleen Gilger, and Flora Rogers.

Motion and Vote

Richard Taylor moved to accept the documents into the record as presented. Amy Kramb seconded. The vote was as follows: Ms. Newell, yes; Ms. Salay, yes; Mr. Hardt, yes; Ms. Amorose Grooms, yes; Ms. Kramb, yes; and Mr. Taylor, yes. (Approved 6– 0.)

Ms. Amorose Grooms said they had meeting minutes for approval dated April 17th, but they were not placed into Dropbox for review, so they are not going to approve the meeting minutes until the Commissioners has the opportunity to review them. Ms. Husak said she will put them in for the next meeting.

Ms. Amorose Grooms said there are three cases this evening and one case is eligible for consent and said they will hear that case first. She said the order of the cases would be heard case 2, 1 and 3 on the agenda and briefly explained the rules and procedures of the Planning and Zoning Commission.

- 1. Emerald Parkway Phase 8 – Office Building
14-027INF** **Emerald Parkway
Informal Review**

Ms. Amorose Grooms said the following application is a request for informal feedback for the potential development of a 30,000-square-foot office building with the potential for a 20,000-square-foot expansion with associated parking and site improvements to be located on the north side of Emerald Parkway Phase 8, approximately 750 feet east of the intersection with Riverside Drive.

Ms. Husak presented this application that was intended to be heard at the last meeting in April but more time was requested for this request of review of an informal proposal for a potential office building on land that is owned by the City of Dublin just north of I-270.

Ms. Husak said the site is approximately five acres of an almost 20-acre parcel with access off Bright Road to the north and to the south Emerald Parkway has started construction and this will be the last phase of Emerald Parkway connecting Sawmill Road to Tuttle Crossing Boulevard to the south. She said the proposal is only for the southern portion of the entire parcel, the northern portion is a farm house and earth works intended to be a City park.

Ms. Husak showed a copy of the Future Land Use Map from the Community Plan and said the southern portion, south of the creek and the tree line is slated for a standard office and institutional land use which would allow offices at a density of 12,500-square-feet per acre and the northern portion of the site that the City owns as well as some land there adjacent to Riverside Drive is intended to be open space. She said there are existing residences on Grandee Cliffs and Jenmar Court which are shown in the Community Plan to continue to be a residential use. She said the area plan land use is shown as office with buildings along Emerald Parkway which is the road to the south with parking to the rear with access to the park as part of the Emerald Parkway access point for any future development.

Ms. Husak said the Bright Road Area Plan also includes some perspective drawings and as the case always is with the Community Plan and the Area Plans they are not intended to be prescriptive as in what the development has to look like, it is just a character idea of what development could look like within the area.

Ms. Husak said there is a Master Plan for the Holder Wright parcel that includes the land the City does not currently own and there is plans for retaining the farm house, creating a nature education center, and keeping the park passive and having an educational uses in that area with a general layout showing the southern portion with offices.

Ms. Husak said the City owns this land and there have been some interests from the development community to developing this site and staff is asking for feedback from the Commission so that they can potentially give some ideas of what the character would be appropriate on this site.

Ms. Husak said the proposal is a two phase approach with phase one for an office building that has a 15,000-square-foot footprint with two stories at a total of 30,000 square feet. She said phase two the footprint is 10,000 square feet with two stories would yield another 20,000 square feet for a total of 50,000 square feet. She said the plan shows a parking ratio of 5.7 spaces per 1,000 which exceeds Code. She said the Code would require a 4 per 1,000 parking ratio and they have heard from a lot of different office users that offices tend to get smaller with a lot more people that fit into buildings these days, so the ratio seems to be what is needed by the market.

Ms. Husak said the access point would be a full access off Emerald Parkway intended to be a public road to provide access not just to this office development but also to any potential development to the west as well as providing access to a visitors parking lot for the park with bike path and multi-use path connections from Emerald Parkway going north to the park with a potential to extend from Jenmar Court bike path to the park. She said the plan shows consolidated stormwater management possibility detention or retention shared with the site to the west located along the common property line.

Ms. Husak said one of the discussion questions that is outlined is whether or not the site and the building is designed and located appropriately in terms of the Area Plan and the Parks Master Plan.

Ms. Husak showed some examples of architecture along Emerald Parkway and said the buildings tend to be taller than what is being proposed with the example to the south not being in Dublin, but is a two-story office building using materials generally of glass, stone, and brick. She said they wanted some feedback from the Commission on what type of architecture and materials would be appropriate within this area.

Ms. Husak said the other discussion questions relate to signs. She included the IGS building because it has one of the interstate related signs for office buildings which the Code permits for sites with frontage along I-270 and the Code states it is for corporate offices of at least two stories. She said the Code would allow for a two story building with a 100-square-foot sign and a maximum square footage of a sign along the highway would be 300 square feet. She said they would like to get some feedback on whether or not the Commission would think it is appropriate to have the highway oriented signs for this site with Emerald Parkway between the highway and the site, but there is not any other developable land between this site and the highway. She said the other focus of the question is whether or not the Commission could see two of such signs for a building where the Code would allow one sign and what other signs would be appropriate in this area, whether being a combination of ground signs or wall signs at lower heights and smaller in size.

Ms. Husak showed a map with Emerald Parkway in its completed stage from Riverside Drive, past Bright Road toward the current stub by Lifetime Fitness. She showed a map of the Bright Road Area Plan in its entirety showing a couple more sites along future Emerald Parkway that would have similar conditions where there are frontage on Emerald Parkway and also frontage along I270.

Ms. Husak said they have had a meeting with some of the residents on Jenmar Court last week where they discussed the Community Plan and what it sets out for land use, character, and the screening being installed along Emerald Parkway south of Jenmar Court.

Ms. Husak said the discussion questions are outlined and Dana McDaniel is present for any questions.

Ms. Amorose Groomes said this is a City application and asked if the applicant would like to come forward and share any additional thoughts with the Commission.

Dana McDaniel, Director of Development with the City of Dublin, 5800 Shier Rings Road, thanked the Commission for taking the time to let them bring this forward and said it is an unusual approach but given the activity on this site for the last five years they thought it would be prudent to bring it and get feedback on the potential development of this site.

Mr. McDaniel said this is not unusual that the City leverages City-owned land into economic development opportunities just as they did with Delta Energy at Perimeter and Emerald Parkway, and a companion building to Delta with Everhart Financial to build out the remainder of that site, and Ohio University next on the agenda is a great example. He said Nestle's Quality Assurance Center expansion was on City-owned land and in a transaction with the City they which allowed the expansion. He said there is another 100 acres that the City owns out at Houchard and Post Road that could be potentially used for commercial development.

Mr. McDaniel said the key points are that the development of a portion of this property be consistent with the Community Plan and the Park Master Plan. He said their intent is to be good neighbors as the City would want to be and to do this with a good level of quality and to set a good example on this new Phase 8 extension which could be one of the first sites to be built out based on the amount of recent activity. He thanked them for their feedback and said that there was a parking ratio study completed that is being shared with City Council on some of the competitiveness efforts that the City is undertaking

with Suburban Office to keep them competitive with results showing parking ratios are creeping up because of the amount of people per square feet that are going into buildings these days. He said they will be very conscious of the trees with consolidating stormwater on this site with the Thomas property to the west would be best for both sites. He said it is shown on the map but is not where it would necessarily be placed and they know of the tree issues that they will be very sensitive to the placement of the stormwater. He said relevant to the Thomas site to the west he has been in negotiations with them for Emerald Parkway right-of-way and has a relationship with the Thomas Family and had some level of discussion regarding access to their site and while staff has not been able to share this plan, but he knows their concerns. He said should an opportunity to consolidate the sites for an economic development opportunity arise the City would work together to entertain the options.

Mr. McDaniel said the proposal is only a reflection of the Ruscilli project that was being proposed and over the last five plus years they have several options of potential development of this site, in learning a lot through the discussions, they didn't get to a level for a formal application, but with the road going in and it has caused excitement for the possibilities of development on Emerald Phase 8. He said he would answer any questions.

Ms. Amorose Groomes said there was a speaker sign in sheet and there are three folks that signed up to speak, but if anyone did not have the opportunity to sign in, it will not preclude anyone from sharing their thoughts. She said the Commission wants to hear what everyone has to say about this development and keep the community involved.

Ms. Amorose Groomes reminded the speakers that the meetings are recorded, so step forward and state your name and address for the record.

Donald Spangler, 3614 Jenmar Court, said he is the closest house to the Phase 1 building. He said there are a lot of things that the City of Dublin does very well, however he questions the size of the building as an office next to residential areas. He said they used to be a nice out of the way residential neighborhood and they would like to retain that and most of the residents have lived there for 10 to 35 years and several have retired to stay there and many have planned to stay. He said they have an established community of mostly single-story homes suitable for retirees where they all know each other. He said they accepted the original Bright Road Area Plan years ago and in the plan they felt it was not too destructive to their community and they like being in Dublin based on the original plan and being told that multi-story buildings would never be built on that site and that the multi-story buildings would be built near Sawmill Road. He urged the Commission to vote no on this big multi-story office proposal and said the Bright Road Area Plan originally called for single-story office, the plan respected the park, the neighborhood, and the natural beauty of the stream and the waterfalls. He asked if they consider placing a library on the site. He said this would be for Dublin residents and library traffic would be minimal at rush hour, moderate throughout the day, and relatively a low impact. He said walking connections to the historic park would be right over the bridge and if they build the elementary school on Bright with the library on the field under discussion, the students could walk to the library and park and enjoy field trips from the school to the library and park.

Sandra Taylor, 7143 Grandee Cliffs Drive, said she agrees with everything Mr. Spangler has said. She said her husband died in January but he would have been very much in favor of sticking with the original Bright Road Area Plan. She asked that they consider the greenness of Dublin and the changes to the original plan seem to be reducing the greenness that they have become accustomed to.

Carla Clifton, 3875 Inverness Circle, said their condominium is located on Bright Road at Sawmill and having a large office building with the current Sawmill Road traffic would clog up the entire city and no one could get anywhere and the I-270 intersection could not handle it. She said they have been there

for many years and like their quiet community. She said Bright Road cannot handle that extra traffic even with Emerald Parkway going through to Hard Road. She said the traffic pattern and the environment is not suitable for a large office building and it would more than just affect their neighborhood it would affect the whole quadrant and they would have a lot of unhappy residents.

Pat Terrell, 7243 Inverness Court, said she is a realtor and moved into the Village at Inverness in 2002. She said she has seen the property values go up in the good years but now they are below 2002 values, and even though the recession has ended, they are not recovering in the community. She said the units that back up to Bright Road currently are more difficult to sell and remain on the market more days and the values are decreasing. She said she compared 2000 – 2013 the values which are 13.2% lower and the average days on the market in 2013 was 167 days compared to 2002 at 18 days. She said this is because when people look at units they are concerned about the traffic on Bright Road. She asked the Commission to think about the people and the community that has existed there for a long time and the impact on their pocket books and lifestyle.

Julia Felts, 7187 Grandee Cliffs Drive, said currently the traffic to get to Sawmill is chaotic and if they increase the volume of traffic and they lose their draw as a charming historic, nature- and family-friendly, intelligent community. She said the original Emerald Parkway plans have one-story buildings to the west of Grandee Cliffs and Jenmar Court. She said keeping the office buildings low around the historic park and Indian Mounds, and their family homes, while maintaining the greenspace and retention ponds of the original design will ensure that they maintain their Dublin character of tree-loving, innovative, integrative, high class, professional, family friendly and historical. She said when you maximize the growth opportunities with the sole focus of financial gain they lose the integrated identity of the Dublin they all moved here for. She said if they allow those buildings to increasingly expand then it is going to ruin the neighborhood and bring the value of their homes and condominiums down.

Scott Clayton, 7239 Sawmill Road, said he owns a chiropractic office and is a business owner and he has been there for 25 years. He said his ability to do his business is affected by the current traffic, he loses patients because of the traffic and adding more is not a good business solution for existing and future business owners in the area.

Diane Armstrong, 6988 Grandee Cliffs Drive for the last 23 years, said they have a really cool neighborhood and used to tell people they are in Sawmill traffic and turn left in a corn field and then they are at their house. She said the last three months have been so depressing with the trees that came down, the blasting, but they knew it was coming. She said while they were fine with the original plan, they now feel that this new proposal will ruin their neighborhood, it already has and they knew I-270 was there but they could not see it, but now they can see it from their front porch and could give traffic reports in both directions along I-270. She said the plan is not prescriptive but it is what has been presented to their neighborhood for the last 20 plus years and asked the Commission to consider the impact on the neighborhood and on their property values.

Jay Simonds, 3570 Jenmar Court, said he is on the east side. He said he moved 7½ years ago with his new wife because of the trees, greenspace and the plan that they saw. He said they are expecting a greenspace not more businesses. He said he measured the traffic which is at 74 decibels tonight and it is a quiet night, and wondered what will it be like when Emerald is in and they add two more buildings next to their neighborhood. He said he moved here knowing that Emerald Parkway was going in and it is fine, he wants sewer and water, but he is worried what the effect will be.

Judy Long, 4345 Bright Road, said they can see the traffic on I-270 and she had never seen the traffic on I-270 from where she lives until they cut down all the trees to put in Emerald Parkway. She said they came in with Igel and put in drainage and messed up their water shed and now it floods. She said

everyone is talking about rush hour traffic but on a Saturday they cannot go anywhere. She said she sat there for three green lights to get onto Sawmill Road. She asked that they fix the current issues before they add to the existing conditions.

Neal Johnson, 7172 Grandee Cliffs, said he has lived there roughly 20 years and this is his third or fourth Community Plan and of all the Community Plans they have always called for protecting preserving the rural characteristic of their neighborhood. He said he has spent over 120,000 dollars improving his home based on that concept plan and he was lead to believe with the new plan it was going to be low density, single-story to relieve traffic. He said this proposal is not relieving traffic and by his estimates it will be 13,000 cars that will be in this area at one time from 8 to 5. He said he was concerned that this does not do anything but detract from their neighborhood and the beauty of Dublin.

Randy Roth, 6987 Grandee Cliffs Drive, said his house is real close and he could talk about the fun experiences with the blasting. He said he wanted to speak as a fellow commissioner serving as a member of the Community Plan Steering Committee from 1995 to 1997 and on the transportation subcommittee. He said he also served as a member and chair of CSAC. He said the plan presented is the Bright Road Area Plan, the tweaks and updates have been in terms of the zoning language, they turned the residential single family area to the east to medium density. He said it is the same basic plan and the version he wanted to share has bubbles on it that explains in detail what the plan still entails indicating going from one story to four. He said he would like to get joint ownership of Sawmill Road to get the timing of lights and pay half the maintenance if Columbus let Dublin plan Sawmill Road. He said in this area they need to go from one to four stories because they think that is survivable with the improvements they are making with Emerald Parkway.

Deb Allard, 7291 Macbeth Drive, said they moved here when her son was one and now he is 20 years old. She said they have seen the deer and wildlife and love being tucked away in the woods but able to get to the shops and restaurants. She said her kids have gone through Dublin Schools and she has a senior next year. She said they own a business in Dublin and understands why they have to have the businesses in order to pay for things. She said before she goes to her office south of Bethel and Sawmill, she does her errands and heads north from Bright Road and is shocked that at 8:30 in the morning, on a weekday, you cannot go south on Sawmill from Summer Drive just north of Hard Road. She said the wait is very long just to get to I-270. She said she wanted the Commission to think about hurting the businesses when they are not thoroughly thinking it through.

Ms. Amorose Groomes asked if there were anyone else that would like to comment. [There were none.]

Ms. Amorose Groomes said there are some discussion questions asked of the Commission and is sure there will be lots of other thoughts that they might have and anything else that might come up as a result of their discussion.

Ms. Kramb said she agrees with the concerns on traffic and that Sawmill Road is a mess and they have to remember that it is in the City of Columbus and that District 6 ODOT has a current program project that runs from I-270 up to Billingsley from the northbound lane and the studies are available and residents can get information from District 6.

Ms. Kramb said she drives in the traffic every day and is about a ¼ mile to the north of this site off Riverside and she sees the traffic. She said this building should not be seen from the Park because the mounds in the park are on the National Register of Historic Places and one of the criteria for those listings are the setting and environment of those particular things. She said she does not think they should harm the integrity of those sites. She said whatever gets developed on this site needs to stay below the trees so they cannot see it from the park. It is going to be a wonderful park and she is very

glad to see it as the first kind in the area that will have any type of mounds preserved. She said she is okay with something going on the site and understands the need to put something along Emerald Parkway. The development needs to be very sensitive to the wonderful waterfall and ravine. She said the parking lot cannot be lit or have a sea of lights like at Cardinal Health knowing that lighting is necessary for safety reasons but it needs to be sensitive to the park.

Ms. Kramb said the building is facing the freeway and she is okay with a freeway sign but only one per building with lighting restricted facing away from the park. She said a ground sign would be appropriate off Emerald Parkway.

Ms. Kramb said she does not have an opinion on the architecture. She does not feel it has to match what is on the other side because they are starting with a new phase on this site. She is fine with a new unique building but cannot distract from the park keeping below the trees and not visible from the park. She said it is a great opportunity to do some really neat buildings that are incorporated into a natural environment like Frank Lloyd Wright.

Ms. Newell thanked the residents for coming in and talking with the Commission. She said she feels their pain in terms of traffic, prior to this evening's case she drove through the area and it took 30 minutes to get through the intersection of Sawmill and Bright Road and she was concerned to arrive in time for the meeting. She said they have a beautiful neighborhood within the City of Dublin and is very respectful to their community and property.

Ms. Newell said this site is going to be developed but what is proposed can be done better. She said they are showing a building that is a box and that is the least innovative and is not appropriate for this site and they need something more respectful to the parkland and more integrated within the site. She said the best architecture to her is something that is integrated within its surroundings and needs a much better presentation of screening and there is none shown on the plan.

Ms. Newell said the architecture was supposed to have a residential feel and character with a building with varying roof lines. She said she does not think that a two-story building might be out of scale, but the scale can be tiered and played with so that they can be respectful to more residential surrounding properties.

Ms. Newell said the signage and frontage means just that, while she realizes that the land cannot be developed she can think of other properties that have the same conditions where it has been held against them and she is not supportive of that change. She said she does not know where they would stop using that for the other properties along Emerald Parkway. She said she is obviously not supportive of two signs, if she cannot support freeway frontage.

Mr. Taylor thanked everyone who came here tonight and said he is excited to see a large crowd that shows up for a meeting because this Commission is really about the public and the public input. He said when they get the planning reports they try to learn as much as they can about a project and a site, he never feels like he has a complete picture until he hears from the people and the comments from the ground level is really important.

Mr. Taylor said he wants to know what they are thinking when Emerald Parkway is completed and all the buildings are built out and Emerald Parkway ends at Sawmill Road, and are there plans for the traffic and how it is addressed.

Ms. Husak said they do not have anyone from Traffic Engineering here but within the Community Plan the land uses have not changed between the 2007 plan and the current plan. She said in 2007 they did a

City wide modeling where all the land uses were plugged into a traffic model that then generated appropriate densities for the offices, so it is something that has been looked at and studied at least as part of that plan. She said Sawmill Road is not within the corporate limits of the City but they are working with them on improvements on Sawmill and Hard. She said she has had conversations with Paul Hammersmith where he said Emerald Parkway needs to be there for a while for it to get established and for people to change their patterns.

Mr. Taylor said what he heard was a common theme in all the comments that when this gets done and developed if nothing else changes Sawmill Road will be a bigger disaster then it is now. He said he does not like the site plan finding it very un-imaginative, uninventive and it does not use the things that are here to take advantage of making this a better plan or the site better and he thinks there are elements of this that could be rearranged to help them out a lot.

Mr. Taylor said the access road dead ends on the far west and even when something is built to the west it is another office building that means all the traffic that comes into here has to turn around at some point to get back out. He said the park is going to be visited by school buses and the buses will not be able to get in here safely and turn around and get back, so that leads him to think the access drive is in the wrong place. He said if they were to move the access to where the detention pond is, it would make the traffic go the other direction and allow people to loop around and pull in the parking lot properly and visit the park. He was concerned that the detention pond is a real afterthought in this plan, and it could be an attractive visual thing but also be a buffer because the fountain would make noise enough to mask a lot of road sound and block other sounds.

Ms. Husak said there will be another access points planned on Emerald Parkway for those two sites and there is grading issues due to the natural flow of the water toward Riverside Drive and down toward Billingsley.

Mr. Taylor said the parking layout is un-imaginative and he is concerned about the straight line of evergreens along Emerald Parkway and there is an opportunity here to do something that presents a more attractive face to the street and visitors to Dublin then basically a hedge row along the front. He said that is reflective of the architecture as just a box and it needs to look at something far beyond that.

Mr. Taylor said they should be thinking about how these buildings are going to look from the freeway and they might be seeing the roofs of these buildings needing to take that into account. He said he is concerned about two-story buildings going in on this site and the overall Master Plan for this area being there is more appropriate places for that and he is concerned as they get closer to Riverside Drive and to the corridor that is very rural that they keep buildings as low as possible. He said he would prefer to see buildings lower and smaller.

Mr. Taylor said the signage issue on this particular site it is effectively on I-270 so he would not have a problem looking at this as meeting the criteria for the I-270 signs, however one sign per building is appropriate.

Mr. Hardt thanked the residents who have come tonight and said they are citizen volunteers that are also residents of Dublin and all too often they talk about cases trying to contemplate the impact on the City and unfortunately sometimes the room is empty. He said it is great to see so much interest in your community and neighborhood and to hear their feedback helps the Commission.

Mr. Hardt thanked the applicant for bringing this in for an informal review because they get cases that are fully baked when they land at the Commission and developers presentation is like it or not and seeing

something this early in the process so they have an opportunity to influence and provide feedback before considered amount of effort has been put into it is very helpful and is appreciative.

Mr. Hardt said he is familiar with this area of town and is sympathetic to the traffic problems and he does not pretend to know what the answer is, but there have been very valid questions that need to be answered and he looks forward to seeing details on traffic and other things like that when this is brought forward as a developed detailed plan.

Mr. Hardt said the overall building and siting is essentially the same as the area plan was showing but as he looked at it closely there are some items associated with this site that are different than in the Community Plan Area Plan. He agrees with Mr. Taylor about the street and the dead end and specifically there are two other streets like this in the City and that is Shawan Falls and the stub of Rings Road by the new post office and both are similar and extraordinarily awkward. He said Shawan Falls has a cul-de-sac to turn around and a park off to one side much like this site and both are confusing to.

Mr. Hardt said the Community Plan shows a building at the eastern edge of this site oriented north south with the parking toward the west which has the effect of providing some physical structure to screen the parking from the neighborhood and the architecture and the massing be broken up to serve as a bookend to separate the parking from the homes. He said there is an opportunity to do better.

Mr. Hardt said he understands that corporate users have asked for higher parking counts and unfortunately it puts an acute burden on the site to accommodate all that parking and before he can be comfortable he needs to know if they are trying to accommodate a specific identified corporate citizen with a specific need or are they just building this much parking because they think they might need it someday.

Mr. Hardt said he has some heartburn regarding the phase two approach, with a number of sites within the City that have greenspace adjacent to a building where a phase two was intended to be built and for a variety of reasons it never got built and they are left with an unfinished looking site. He said he understands the need to try and accommodate a flexible building footprint and would prefer to a site plan that puts parking up against the phase one building with the stormwater configured in a way that that the parking can easily be peeled out later or something that condenses the footprint on the site recognizing a phase two might be built but not look unfinished in the interim.

Mr. Hardt said two or multi-stories is not necessarily a problem but the overall square footage is the bigger issue and how much development and density is being put on this site and once that is established in many cases building multi-story building can be more attractive and a better option because it stacks occupied space on top of each other and reduces the footprint on the site and provides more greenspace and if done well. He said the overall square footage that they need to be cautious of and how it impacts the traffic and the other issues that have come up.

Mr. Hardt said the architecture of the building in the examples provided are very attractive buildings and brick, stone and glass is a good place to start as far as materials go but he was not prepared to give more feedback other than that the buildings are far larger in scale even higher or taller buildings so whether that fenestration is appropriate for that site he does not know until he sees some specific architecture for this building.

Mr. Hardt said the signage issue given the fact that there is not any buildable land on the south side of Emerald Parkway meets the definition of -I270 frontage, however he would want to see that addressed in a formal way within a PUD. He said it would also be appropriate to have a monument sign on the street side so that vehicles along Emerald Parkway can find the entrance and know where the building is as

opposed to the freeway frontage which the freeway signage which is intended more for corporate identity purposes.

Ms. Salay thanked the residents. She said she started out her civic career about 20 years ago as a resident worried about an office development adjacent to her neighborhood, so she understands what the residents are going through and how much heartburn they have when you think about your home, family, and how much you have invested in your homes and not the finances but with your heart and soul. She said the new tag line is Dublin is Home and they have talked a lot about this site and the good news is that the City of Dublin owns the site so Council has spent a lot of time talking what is appropriate to go on this site. She asked as this goes forward that the history of discussions about interstate-oriented signs be included.

Ms. Salay said she is missing the plan that Dublin has for traffic in this area and would like to see exactly how the roadways connect and traffic counts and what is anticipated in much more detail. She said they could do something creative with the stormwater and make it more of the park like setting.

Ms. Salay said the siting is preferred as indicated in the Community Plan with the buildings pulled up to toward Emerald Parkway. She said if they are going to have one business occupy the entire Phase 1 and Phase 2 then they get one sign if it is a two-story building.

Ms. Salay said she loves a backlit sign and likes the example of Graeter's on Bethel Road where you can see their corporate sign during the day and at night it is really attractively backlit and you can see their name is very visible. Ms. Salay also thought that a monument sign can be appropriate on Emerald Parkway. She said if this is done in a PUD, then they can tailor it to a specific a corporate customer that wants to go here.

Ms. Salay said she does not think a two-story building is the worst thing that can happen to this site, but she thinks it has to be placed in such a way on the site that they are really sensitive to the neighbors, the creek, ravine and the sacred ground to the north. She said the City chose to purchase that land to develop an incredible park.

Ms. Salay said the buildings have to take queues from the plan and use more stone than brick or glass, make this blend in with the park and make it a selling feature of this site.

Ms. Salay said they need to remain sensitive to lighting. She said she has an office building adjacent to her neighborhood with a really heavy screening that was planted way before the office buildings were built and would ask that they start as soon as they have the ability to go out and start planting the screening so the screening gets a head start especially since they have already cut down the trees to build Emerald Parkway and to get into replacement mode soon than later where they can do it and get the screening. She said the park will be closing at dusk and there would be gates thinking they do not want visitors in the park at night.

Ms. Amorose Groomes said she is very glad to see all the folks here because she grew up with them on MacDuff and really appreciates them coming because this is what makes Dublin the community that it is.

Ms. Amorose Groomes said she is not excited about the primary entry feature of this being on the east side of the property adjacent to the residential component and would like to see a more centrally located entrance feature that would "T" out and provide access. She said she understands the entrance to the Holder Homestead will not be from Bright Road and will be with this development so they need to think about the ease of which they can move through this space with about 600 cars with busloads of kids because they have spent too much time and energy to come up short on the safety of the transportation.

Ms. Amorose Grooms said she does not see two stories as a bad thing and would agree that the overall limitation should be on the square footage particularly from the I-270 vista because it is very difficult to make a roof look very attractive and it is easier to hide roof mechanicals on a two-story building. She said she would like to hold the square footage less than what is contemplated and hold the parking and the intensity of the use down as well.

Ms. Amorose Grooms said that this site essentially has I-270 frontage because there is no buildable land between I-270 and the front of this property with one sign to the scale with the building.

Ms. Amorose Grooms said she is thankful to the City for bringing this in as an informal review so that they can get layout issues resolved. She said the layout is the more important thing is that they are making sure that they are not obtrusive onto the adjacent neighborhood. She said she agrees that the illustrations that were given in terms of architecture is not representative of what would be seen on this site, but would like to see them hold a different line because of the historic nature and its proximity to the park. She said the nearby Gelpi site is near and dear because Eleanor Gelpi was once Eleanor Amorose and all of this should look like it should come together fully with the use of stone and appropriate materials.

Ms. Amorose Grooms said Cardinal Health dealt with the stormwater on their property with having the creek come through the property with a water feature extending far beyond the detention portion. She said there is a creek bed that is primarily dry but is beautiful and she can see them doing a dry creek bed sort of thing that will mimic Cardinal. She said she is not in favor of the shape of the pond and would like to see it with more frontage to I270 and be more of an amenity than an afterthought.

Ms. Amorose Grooms said she is concerned with the lighting and there are so many options while being sensitive to the park and residents. She said this is an informal review and the City of Dublin has done the community a great service by bringing this as an informal review and that's why they brought this to get their thoughts and to make sure you were engaged in this entire process so that when it becomes developed, they are all as comfortable as possible.

Ms. Amorose Grooms said she is concerned with access onto Emerald Parkway and they are going to have to have a left hand turn out of there and her least favorite area of this part of town is Tuttle where there is a "U" turn to travel east on Tuttle to access I-270 and she does not want to create that near this site.

Ms. Husak asked that if any of the residents would like to sign the sign in sheets so that they can be added to the notification lists for future application and reviews.

Mr. McDaniel thanked the audience and apologized for causing any anxiety that this is a plan that pushes the envelope in density by design so that they can get the hard feedback before they go market it and be sensitive to the all the issues

[Ms. Amorose Grooms said this concludes their discussion for this case. She said they will take a short break at 8:22 pm.]

RECORD OF ORDINANCES

Ordinance No. 34-10

Passed _____, 20____

AN ORDINANCE AUTHORIZING THE ACQUISITION OF 21.49 ACRES OF LAND LOCATED AT 4279 BRIGHT ROAD, AUTHORIZING THE CITY MANAGER TO EXECUTE A REAL ESTATE PURCHASE AGREEMENT, AND APPROPRIATING FUNDS THEREFOR (HOLDER PROPERTY).

WHEREAS, a goal of City Council is to continue to acquire parkland for recreation, open space and preservation of natural and man-made features; and

WHEREAS, the Holder-Wright Works, an ancient man-made landform that has critical archaeological importance, is located on this land; and

WHEREAS, the Community Plan recommends the Holder-Wright Works be preserved; and

WHEREAS, funding for the acquisition of the property has been programmed in the City's Capital Improvements Program; and

WHEREAS, it is necessary to amend the annual appropriations measure to provide adequate funding authorization for the acquisition of the property.

NOW, THEREFORE BE IT ORDAINED by the Council of the City of Dublin, State of Ohio, 4 of the elected members concurring, that:

Section 1. The City Manager is hereby authorized to execute the Real Estate Purchase Agreement and any related closing documents related to the acquisition of the property located at 4279 Bright Road as identified on the attached Exhibit.

Section 2. There be appropriated from the unappropriated balance in the Parkland Acquisition Fund the amount of \$1,500,000 to account number 402-0210-780-2510 for the acquisition of 4729 Bright Road.

Section 3. The Ordinance shall take effect and be in force in accordance with Section 4.04(b) of the Dublin City Charter.

Passed this 27th day of September, 2010

Timothy A. Lecklider
Mayor - Presiding Officer

ATTEST:

Anne C. Clark
Clerk of Council

RECORD OF PROCEEDINGS

September 27, 2010

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Held _____

20 _____

- National Community Planning Month

Mayor Lecklider presented a proclamation to Mr. Langworthy, Director of Land Use and Long Range Planning in recognition of National Community Planning Month.

CORRESPONDENCE

- Notice to Legislative Authority – D5I liquor permit – Zachrich III LLC, dba Mellow Mushroom Pizza Bakers, 6505 Dublin Center Drive

Council had no objection to the issuance of this permit.

CITIZEN COMMENTS

There were no comments from citizens regarding items not on the agenda.

LEGISLATION

SECOND READING/PUBLIC HEARING – ORDINANCES

Ordinance 33-10

Authorizing the Provision of Certain Incentives to Sertek LLC to Induce It to Locate an Office and Associated Operations and Workforce within the City, and Authorizing the Execution of an Economic Development Agreement.

Tim Schiff, Sertek, LLC addressed Council. He thanked Council for consideration of this incentive. This start-up company began in January of 2010. They design and manufacture custom restaurant equipment, most of which is stainless steel. Their major customers are the quick service industry, including Wendy's/Arby's, Rally's, Applebee's, and Steak 'n Shake. He previously owned S&G Manufacturing Group, which was located in Hilliard. He sold a majority of this in 1999. He has a good core group of people involved in the current start-up company who do a good job in servicing customers and want to be good members of the community.

Mr. Keenan asked where they do their fabrication.

Mr. Schiff responded that they recently moved into facilities at 6399 Shier-Rings Road. The building has 22,000 square feet and is owned by Dublin Building Systems. DBS has been very supportive in assisting them in this start-up phase.

Mayor Lecklider welcomed this company to the community, noting Council looks forward to their involvement with the City.

Vote on the Ordinance: Ms. Chinnici-Zuercher, yes; Mr. Reiner, yes; Mr. Keenan, yes; Mrs. Boring, yes; Vice Mayor Salay, yes; Mayor Lecklider, yes.

Ordinance 34-10

Authorizing the Acquisition of 21.49 Acres of Land Located at 4279 Bright Road, Authorizing the City Manager to Execute a Real Estate Purchase Agreement, and Appropriating Funds Therefor.

Mr. Hahn offered to respond to any questions.

Mrs. Boring thanked the citizens, the Holder family, and the City for making this partnership work to bring about this acquisition. This will be a unique property asset for Central Ohio and she is proud that it is located in Dublin.

Mayor Lecklider thanked Washington Township for their significant financial contribution to the purchase of this property.

Mr. Keenan asked when the work on this acquisition began by staff.

Mr. Fred responded that this has been in process for 17 years. This is a very exciting acquisition for the City, and he is certain there will be good outcomes from this purchase.

Vote on the Ordinance: Vice Mayor Salay, yes; Mayor Lecklider, yes; Mr. Reiner, yes; Mr. Keenan, yes; Mrs. Boring, yes; Ms. Chinnici-Zuercher, yes.

RECORD OF PROCEEDINGS

Minutes of

Dublin City Council

Meeting

DAYTON LEGAL BLANK, INC. FORM NO. 10148

September 13, 2010

Page 14

Held _____

20 _____

Ordinance 34-10

Authorizing the Acquisition of 21.49 Acres of Land Located at 4279 Bright Road, Authorizing the City Manager to Execute a Real Estate Purchase Agreement, and Appropriating Funds Therefor.

Mrs. Boring introduced the ordinance.

Ms. Grigsby stated that this ordinance provides for the acquisition of the property known as the Holder property. The City has been working on this for quite some time, coordinating the acquisition and future development of the property with the family. As noted in the memo, the Holder-Wright Works or Hopewell Indian Mounds are located on the property. The acquisition price is \$1.5 million, which was negotiated between the City and the property owners and is based upon two appraisals done by the City. The funding has been reserved in the Parkland Acquisition Fund, as discussed at the capital improvements plan update. As they have done in the past, Washington Township has agreed to be a financial contributor to the acquisition and preservation of this property in the amount of \$460,000. Mr. Hahn, who has worked with the family for quite some time, is present to respond to questions. Staff recommends passage of the ordinance at the second reading/public hearing on September 27.

Mr. Gerber stated that he supports the acquisition of this special property, and he appreciates the generous contribution of Washington Township to this acquisition. However, the appraisals are dated January 2005 and 2008. If this were an eminent domain case, the City would be using 2010 appraisals.

Ms. Grigsby responded that when the updated appraisal was completed in May of 2008, it was done because the negotiations had been ongoing for quite some time. Staff recognized the potential of change in the appraisals from 2005 and for that reason had an additional appraisal done in 2008.

Mayor Lecklider noted that in Exhibit C, there is reference to the City agreeing to the restoration of the Ferris house. Is there an estimate of that cost?

Mr. Hahn responded that the City agreed to restore the original part of the house, which is a small portion. There is not an estimate at this time. However, the house was inhabited up until last year and was in good condition, given the fact that the original portion is nearly 200 years old. The portion for restoration is small in size and is in fairly good shape, so staff does not envision this to be costly. The language indicates "best efforts" and the timeline is within ten years of purchase. The proposed capital budget for 2011 includes a study for this land, which will include the restoration of this portion of the house.

Mayor Lecklider asked if the designation in Section 5 of the earthworks on the property as the "Holder-Wright Earthworks Complex" otherwise prevents the City from naming the park.

Mr. Hahn responded that he believes this refers to the earthworks itself, and not the land mass entirely.

Mr. Smith added that legal staff discussed this matter and is in agreement with Mr. Hahn.

There will be a second reading/public hearing at the September 27 Council meeting.

INTRODUCTION/PUBLIC HEARING – RESOLUTIONS

Resolution 39-10

Authorizing the City Manager to Execute an Easement with American Electric Power (AEP) for Installation of Electric Service for an Emerald Fields Restroom/Maintenance Building.

Mr. Gerber introduced the resolution.

Mr. Hahn stated that this easement is needed in association with Phase 3 of Emerald Fields, which is now in the final stages of construction. This service line will serve the park.

Vote on the Resolution: Vice Mayor Salay, yes; Mrs. Boring, yes; Mr. Reiner, yes; Mayor Lecklider, yes; Mr. Gerber, yes; Ms. Chinnici-Zuercher, yes.