



RECORD OF ACTION

Planning & Zoning Commission

Thursday, October 5, 2017 | 6:30 pm

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

**1. Dublin Metro Dental
17-067FDP**

**572 Metro Place North
Final Development Plan**

Proposal: A one-story, 13,000-square-foot building for a dental office and future tenant space on a 1.67-acre site zoned PUD, Planned Unit Development District, Waterford Village.

Location: North of Metro Place North, approximately 450 feet west of the intersection with Upper Metro Place.

Request: Review and approval of a Final Development Plan under the provisions of Zoning Code Section 153.050.

Applicant: Kabil Associates.

Planning Contact: Lori Burchett, AICP, Planner II.

Contact Information: (614) 410-4656, lburchett@dublin.oh.us

Case Information: <http://dublinohiousa.gov/pzc/17-067>

MOTION #1: Mr. Stidhem moved, Ms. Mitchell seconded, to approve this Minor Text Modification to revise the required side yard setback to 49 feet, and to allow the parking requirement at one space per 250 square feet of gross floor area for the proposed building at 572 Metro Place North, because it complies with the applicable review criteria.

VOTE: 5 – 0.

RESULT: This Minor Text Modification was approved.

RECORDED VOTES:

Victoria Newell	Yes
Amy Salay	Absent
Cathy De Rosa	Yes
Robert Miller	Yes
Deborah Mitchell	Yes
Stephen Stidhem	Yes

MOTION #2: Mr. Stidhem moved, Ms. De Rosa seconded, to approve this Final Development Plan because it is consistent with all of the applicable review criteria, with four conditions:

- 1) That the applicant continue to work with staff and the adjacent property owner to address the future of the pavement on the adjacent parcel;
- 2) That the applicant continue to work with staff to update the landscaping plan;
- 3) That the applicant pay a tree replacement fee for any outstanding caliper inches prior to filing for building permits; and,
- 4) That the applicant provide a photometric plan meeting Code requirements with the building permit submittal.

*Jeff Edwards, representing the applicant, agreed to the above conditions.





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VOTE: 5 – 0.

RESULT: This Final Development Plan was approved.

RECORDED VOTES:

Victoria Newell	Yes
Amy Salay	Absent
Cathy De Rosa	Yes
Robert Miller	Yes
Deborah Mitchell	Yes
Stephen Stidhem	Yes

STAFF CERTIFICATION

Lori Burchett, AICP
Planner II





MEETING MINUTES

Planning & Zoning Commission

Thursday, October 5, 2017

AGENDA

**1. Dublin Metro Dental - PUD
17-067FDP**

**572 Metro Place North
Final Development Plan (Approved 5 – 0)**

The Chair, Victoria Newell, called the meeting to order at 6:29 p.m. and led the Pledge of Allegiance. Other Commission members present were: Steve Stidhem, Cathy De Rosa, Deborah Mitchell, and Bob Miller. Amy Salay was absent. City representatives present were: Claudia Husak, Vince Papsidero, Jennifer Readler, Lori Burchett, and Flora Rogers.

Administrative Business

Motion and Vote

Mr. Stidhem moved, Ms. Mitchell seconded, to accept the documents into the record. The vote was as follows: Mr. Miller, yes; Ms. De Rosa, yes; Ms. Newell, yes; Ms. Mitchell, yes; and Mr. Stidhem, yes. (Approved 5 - 0)

The Chair explained the rules and procedures of the Planning and Zoning Commission. She stated Dublin Metro Dental was eligible for the Consent Agenda this evening. Steve Stidhem indicated he had some questions.

**1. Dublin Metro Dental - PUD
17-067FDP**

**572 Metro Place North
Final Development Plan**

The Chair, Victoria Newell, said the following application is for a one-story, 13,000-square-foot building for a dental office and a future tenant space on a 1.67-acre site zoned Planned Unit Development District, Waterford Village. She said the site is north of Metro Place North, approximately 450 feet west of the intersection with Upper Metro Place. She said this is a request for a review and approval of a Final Development Plan under the provisions of Zoning Code Section 153.050. She stated the Commission has final authority on this case and we will have to swear-in those intending to speak on this application. She noted there would be two motions with votes this evening.

The Chair swore in anyone intending to address the Commission on this case.

Steve Stidhem inquired about the parking. Lori Burchett explained the parking requirements for a medical office is one space per 200 square feet, which is a greater number of parking spaces required under a general office use. She said there is a medical office and will probably be a dental office. Due to the narrowness of the site, she said, the requirements of the building to meet 64 spaces and meet all of the



traffic and circulation, it was difficult. She said in other instances, the applicant has requested a Text Modification to allow for parking to be at the general office calculation. Based on the information provided about the operations of the office, the typical traffic per the amount of patients, staff determined the requirement for a general office use would provide more than enough parking spaces to accommodate the needs for this type of use.

Mr. Stidhem agreed if it is true they would only have six patients at one time but he questioned the twelve treatment rooms and the twelve staff members needed. Ms. Burchett said the applicant was present and could better answer those questions.

The Chair determined the case should be removed from the Consent Agenda for a review of a full presentation.

Ms. Burchett presented the proposed site plan. She said the applicant intends to use the existing access point off Metro Place North and the building will be located on the center of the site setback approximately 125 feet from the road. Parking is primarily proposed to the south, west, and north of the building, she said, with six parallel parking spaces proposed to the east.

Ms. Burchett restated the site is narrow with the width being ± 170 feet, creating a challenge for site layout and development. She reported the applicant has worked with staff and the Washington Township Fire department on the proposed site layout to ensure all Code requirements for access and circulation have been met; an auto-turn exhibit was reviewed to the satisfaction of the Fire Marshal.

Ms. Burchett noted the required setbacks for the proposed building on this site. She explained the rear and side yard setbacks are determined by the height and length of the building for the side yard or width for the rear yard. She stated the rear yard would be 102 feet and side yards at a minimum of 49 feet. The applicant is requesting to modify the development text, she said, to permit side yard setbacks of 49 feet.

In terms of parking, Ms. Burchett explained the Code requires parking for office use at one space per 250 square feet and one space per 200 square feet for a medical office. She said based on those calculations, this building would require 64 parking spaces, if occupied with medical offices and 51 parking spaces if occupied with standard office uses. She indicated the applicant is assuming the building will be occupied with medical offices. Due to the existing narrow lot configuration and required width of drive aisles, she explained, the applicant is not likely able to add the additional required parking spaces and is therefore requesting to modify the parking requirement to general office instead of medical office. If approved, she said the required number of parking spaces will be 51 and 63 spaces will be provided.

Ms. Burchett concluded the proposal to allow a reduced parking rate for medical office is consistent with other previously approved similar requests, and staff supports the lower parking rate. Additionally, she said the text modification will be limited to this parcel. She reported there is no development text for the Waterford Village PUD, therefore, no architectural requirements are applicable to this site. She explained staff refers to the closest standard zoning district, if no development text is available.

Ms. Burchett presented the proposed elevations and stated the applicant is proposing a 21-foot tall building for a dental office with one future tenant space. She said the materials proposed include a warm tan-colored brick veneer in a light hue and beige limestone accents at the entrances. She said glass is proposed on the entry areas, which are designed to add height and interest at the corners of the building; the two-story main entrance vestibule will delineate the main entrance for the building and will face the eastern property line. She said a standing seam metal roof is proposed on the front entrance, corner towers, and rear dormer with dimensional asphalt shingles on the remaining roof area. She said a large dormer along the east elevation will mimic the front entrance detail. The top cornice of the

entrance, towers, and dormer, she said, are proposed to be EIFS in “red rock” and a variety of roof heights will help break the mass of the structure.

Ms. Burchett presented the applicant’s colored rendering of the proposed structure. She presented the proposed landscape plan and explained interior landscaping within the vehicular use area is required by the Code as well as screening of the area. She pointed out that plantings are proposed along the perimeter that include shrubs and ornamental trees that are also used throughout the site and landscape islands are proposed at the corners of the building and the entrance to the site. She said a generator and mechanical units are proposed along the west of the proposed building and will be screened by landscaping.

Ms. Burchett indicated staff is recommending that the applicant add an additional parking lot island in the northern portion of the site as well as define a more consistent planting pattern throughout the site.

During construction, Ms. Burchett explained that any protected trees removed are required to be replaced on an inch-for-inch basis. She said the applicant will be required to provide a tree survey and replace any trees that were in good condition.

Ms. Burchett presented a proposed 50-square-foot ground sign for the site’s entrance to the east of the existing driveway that will meet the required setback of eight feet from the right-of-way. She said the sign is proposed at a height of nine feet and the sign face would be stucco with raised lettering. The two tenant panels, she said, will be designed to meet the Code requirements. The applicant has proposed a brick base, she noted, with flanking stone columns and ground lighting. As proposed, she concluded the sign meets the Code requirements.

Ms. Burchett added staff has reviewed the applicable Minor Text Modifications criteria and finds the two proposed modifications meet the requirements. Therefore, staff recommends approval of the Minor Text Modifications:

- 1) Revise the required side yard setback at 49 feet; and
- 2) Allow the parking requirement of one space per 250 square feet of gross floor area.

Additionally, Ms. Burchett reported staff has reviewed the proposal and finds it meets or will meet with conditions the applicable Final Development Plan review criteria; therefore, approval is recommended with four conditions:

- 1) That the applicant continue to work with staff and the adjacent property owner to address the future of the pavement on the adjacent parcel;
- 2) That the applicant continue to work with staff to update the landscaping plan;
- 3) That the applicant pay a tree replacement fee for any outstanding caliper inches prior to filing for building permits; and
- 4) That the applicant provide a photometric plan meeting Code requirements with the building permit submittal.

Cathy De Rosa asked when the Preliminary Plan was approved. Ms. Burchett answered the Planned Unit Development occurred in 1974. Claudia Husak added up until the time in the mid-2000s, there were just maps that designated sub areas for PUDs without any kind of details shown. In this instance, and several others that are that old, Ms. Husak indicated staff does not have a plan or regulations.

The Chair invited the applicant to come forward.
Jeff Edwards, 3444 Venture Avenue, Springfield, Ohio.

Dr. Aparna Sadineni, 9156 Tartan Fields Drive, Dublin, Ohio.

The Chair asked if they had anything they would like to add to staff's presentation.

Mr. Edwards noted that there is an empty building on the property currently and the client purchased the 1.6 acres on the other side, which is a vacant parking lot right now. He indicated they will move into the vacant parking lot and start the construction of the dental office. He said the applicant's current office is just south of this location and have been in the area for quite some time.

Mr. Edwards addressed the earlier question about parking. He explained the applicant would need one space for every 250 square feet and they exactly meet the medical office requirement with 64 parking spaces. He said they wanted a safety net in case they lost a space and were back to 63 spaces.

Ms. Burchett indicated there was a revision to meet building requirements to have adequate access to the public right-of-way. She said there had to be one space available to utilize that area in order for proper pedestrian circulation. She said when Mr. Edwards was able to get to 64 spaces, after building department review, it went back down to 63 spaces due to meeting the area for pedestrian circulation.

Mr. Stidhem said his issue is the letter provided by the applicant stating there would only be six patients in the office at one time and yet there are 12 treatment rooms, two consultation rooms, and three doctor's offices, which did not seem congruent.

Dr. Sadineni said she would be opening the practice there. She said she has owned the dental practice at 420 Metro Place South for nine years, and they are trying to expand their business. She indicated she has been in Dublin for almost 15 years, Dublin is her home, and she wants to expand as she loves the community. While there are 12 treatment rooms proposed, they will not be operating all now but for the intended future expansion. She said they only plan to start with six operatives; the office at 420 Metro Place, S also has six operatives. She explained that since they are constructing the building and can have the extra space, they are including the extra rooms for the future.

Mr. Stidhem said for the purpose of figuring for enough parking, we would not want to plan parking based on only having six patients in the office at a time but 63 or 64 spaces will be adequate for this use.

Motion and Vote

Mr. Stidhem moved, Ms. Mitchell seconded, to approve the Minor Text Modification to revise the required side yard setback to 49 feet, and to allow the parking requirement at one space per 250 square feet of gross floor area for the proposed building at 572 Metro Place North. The vote was as follows: Ms. Newell, yes; Ms. De Rosa, yes; Mr. Miller, yes; Ms. Mitchell, yes; and Mr. Stidhem, yes. (Approved 5 – 0)

The Chair asked the applicant if they accept the four conditions to which they answered affirmatively.

Motion and Vote

Mr. Stidhem moved, Ms. De Rosa seconded, to approve the Final Development Plan with four conditions:

- 1) That the applicant continue to work with staff and the adjacent property owner to address the future of the pavement on the adjacent parcel;
- 2) That the applicant continue to work with staff to update the landscaping plan;
- 3) That the applicant pay a tree replacement fee for any outstanding caliper inches prior to filing for building permits; and
- 4) That the applicant provide a photometric plan meeting Code requirements with the building permit submittal.

*Jeff Edwards, representing the applicant, agreed to the above conditions.

The vote was as follows: Mr. Miller, yes; Ms. Mitchell, yes; Ms. Newell, yes; Ms. De Rosa, yes; and Mr. Stidhem, yes. (Approved 5 – 0)

Planning Items

1. Annexation Training

Jennifer Readler, the attorney in the law department, was invited to give a primer on Annexation Law Procedures as she typically handles the Annexations for Dublin. She recalled the pretty contentious annexation a couple of months ago out on Hyland-Croy Road.

Ms. Readler explained an Annexation is fundamentally the way a city grows by taking properties to extend its municipal boundaries to encompass certain property that is in a township. She presented a map showing Dublin's boundaries and noted most of the annexation has been happening lately in the Jerome Township quadrant (NW). She pointed out that within the City, there are some islands and they just cleared up an island (property on Shier Rings Road – 2.9 acres) that was part of the Kaufman Development. She indicated that is probably where the annexations will be coming from in the future. Annexation is often times requested by the developer or the property owner in order to get water and sewer services. She said Dublin gets all their water and sewer from Columbus so there is a very extensive agreement with Columbus where surrounding property was divvied up. She said there are certain areas where Dublin has exclusive jurisdiction to annex certain territories where Columbus has exclusive jurisdiction and then there are negotiated areas. She indicated if there is a property owner in that area that wants to come to Dublin or Columbus, the proposed annexation has to be discussed to determine which city gets the property.

Ms. Readler said there are five types of Annexation:

- 1) Regular Annexation: Full Annexation
- 2) Type 1: Expedited 1 Annexation (Consent of All Parties)
- 3) Type 2: Expedited 2 Annexation (With or Without Consent of Township and Municipality)
- 4) Type 3: Expedited 3 Annexation (Significant Economic Development Project)
- 5) Annexation by Petition of a Municipality for Municipal, County, or State Owned Land

Prior to 2001, Ms. Readler explained, the City only had one type - Regular Annexation, which is more involved and includes a formal hearing before the County Commissioners (those that review and approve/disapprove the Annexation). She said Dublin still has to accept the Annexation so even if the County Commissioners approve something that Dublin was against, the City would have the ability to decline that property and added the annexation jurisdiction is exclusively with the County Commissioners.

In 2001, Ms. Readler stated there were expedited procedures provided by the Ohio Revised Code that are faster because there is a 100% agreement of the property owners that are coming into the territory to be annexed. With a Regular Annexation, only 51% of the property owners have to want it so reluctant property owners can be dragged into a city unwillingly with the Regular Annexation. The Expedited Annexation requires everyone to sign off; there is shorter time period for approval; and the County Commissioners have very little discretion. She said most developers and property owners want to go the expedited route; Annexing by a city is for annexing roadways for park land, for example. In an Expedited Annexation, she stated, land owners waive their right to appeal that to court.

TRANSFERRED

JUN 26 2012

CLARENCE E. MINGO II
AUDITOR
FRANKLIN COUNTY, OHIO

9611

Conveyance	
Mandatory-	2100.00
Permissive-	2100.00
CLARENCE E. MINGO II FRANKLIN COUNTY AUDITOR	



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 06/26/2012 2:21PM BXOLD REPUBLI
 Daphne Hawk
 Franklin County Recorder

9 S CLARENCE E. MINGO II
FRANKLIN COUNTY AUDITOR GENERAL WARRANTY DEED
(O.R.C. §§ 5302.05-06)

570 Metro Place North Limited Partnership, an Ohio limited partnership, Grantor, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby grants, with general warranty covenants to **570 Metro Net Smart, LLC**, Grantee, the real property located in the Village of Dublin, Franklin County, Ohio (the "Property") and more particularly described as follows:

See Exhibit A attached hereto and incorporated herein by this reference.

Grantor's general warranty covenants are subject to the following: (a) zoning and building laws, ordinances and other governmental rules and regulations; (b) public streets and highways; (c) covenants, agreements, reservations, restrictions, servitudes, easements and rights-of-way of record; and (d) the lien of real estate taxes and assessments which are not yet due and payable.

Parcel Number: 273-002584 and 273-001310

Prior Deed Reference: Official record Vol. 25266, page A-02

Tax Mailing Address: 475 S SAN ANTONIO RD., LOS ALDOS, CA 94022

Grantor has executed this General Warranty Deed as of the 18TH day of June, 2012.

WHEN RECORDED RETURN TO:
 OLD REPUBLIC TITLE
 ATTN: POST CLOSING
 530 SOUTH MAIN STREET
 SUITE 1031
 AKRON, OH 44311

ATTN: LISA JABER
 OR 01-12076477

[SIGNATURE AND ACKNOWLEDGEMENT CONTAINED ON FOLLOWING PAGE]

570 METRO PLACE NORTH LIMITED PARTNERSHIP

By: METRO G.P., LLC, an Ohio limited liability company
General Partner


John A. Paton, Sole Member

STATE OF OHIO:
COUNTY OF Franklin, SS:

Before me, a Notary Public in and for said State and County, on the ____ day of June, 2012, personally appeared John A. Paton, Sole Member of Metro G.P., LLC, an Ohio limited liability company, General Partner of 570 Metro Place North Limited Partnership, an Ohio limited partnership, who acknowledged the signing of the foregoing instrument to be his free act and deed for the uses and purposes set forth herein, and on behalf of said company.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal on the 18th day of June, 2012.


Public

JUDY CHAPMON
Notary Public, State of Ohio
My Commission Expires 02-23-17

This document prepared by:

Paul A. DePascale
Attorney at Law
141 E. Town Street
Suite 101
Columbus, Ohio 43215

EXHIBIT "A"

SITUATE IN THE COUNTY OF FRANKLIN, STATE OF OHIO:

PARCEL ONE:

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, VILLAGE OF DUBLIN; BEING 3.003 ACRES OUT OF LOT NO. 2 OF "METROCENTER," WHICH IS A SUBDIVISION IN THE VILLAGE OF DUBLIN, FRANKLIN COUNTY, OHIO AND A PLAT OF WHICH IS OF RECORD IN PLAT BOOK 55, PAGES 8 AND 9, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO (ALL REFERENCES HEREINAFTER MADE TO A LOT OF "METROCENTER" BEING REFERENCES TO A LOT SHOWN ON SAID PLAT); AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN IN THE NORTHERLY RIGHT-OF-WAY LINE OF METRO PLACE NORTH (SAID RIGHT-OF-WAY LINE BEING 60 FEET IN WIDTH), AT THE SOUTHEASTERLY CORNER OF SAID LOT 2 AND THE SOUTHWESTERLY CORNER OF LOT 1 OF SAID "METROCENTER";

THENCE, NORTH 77° 00' 24" WEST, ALONG SAID RIGHT-OF-WAY LINE OF METRO PLACE NORTH, A DISTANCE OF 141.42 FEET TO AN IRON PIN AT A POINT OF CURVATURE OF A CURVE TO THE LEFT;

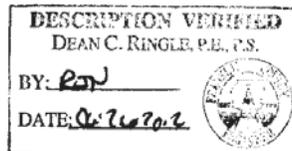
THENCE, CONTINUING ALONG SAID RIGHT-OF-WAY LINE OF METRO PLACE NORTH, BEING THE ARC OF SAID CURVE (SUB-DELTA = 11° 46' 30", RADIUS = 630.0 FEET), A CHORD BEARING AND DISTANCE OF NORTH 82° 53' 39" WEST, 129.25 FEET TO AN IRON PIN;

THENCE, NORTH 0° 18' 50" EAST, ACROSS LOT 2, A DISTANCE OF 411.99 FEET TO AN IRON PIN IN THE NORTHERLY LINE OF SAID LOT 2, THE SOUTHERLY LINE OF A 40.325 ACRE TRACT CONVEYED TO JOHN MCKITRICK, ET. AL.(3), TRUSTEES, BY DEED OF RECORD IN DEED BOOK 1363, PAGE 545;

THENCE, SOUTH 83° 15' 23" EAST, ALONG SAID SOUTHERLY LINE OF THE 40.325 ACRE TRACT AND THE NORTHERLY LINE OF SAID LOT 2, A DISTANCE OF 362.57 FEET TO AN IRON PIN AT THE NORTHEASTERLY CORNER OF SAID LOT 2 AND THE NORTHWESTERLY CORNER OF LOT 1;

THENCE, SOUTH 12° 59' 36" WEST, ALONG THE WESTERLY LINE OF LOT 1, A DISTANCE OF 428.17 FEET TO THE PLACE OF BEGINNING.

TAX I.D. NUMBER: 273-002584



*N-090-BBB
ALL OF
(273)
002584*

PARCEL TWO:

SITUATE IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF DUBLIN, BEING LOCATED IN LOT 2 OF "METROCENTER", AS THE PLAT OF SAME IS OF RECORD IN PLAT BOOK 55, PAGES 8 AND 9, ALL REFERENCES BEING TO RECORDS IN THE RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO, AND BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHERLY RIGHT-OF-WAY LINE OF METRO PLACE NORTH (BEING 60 FEET IN WIDTH), AT THE SOUTHWESTERLY CORNER OF SAID LOT 2, THE SOUTHEASTERLY CORNER OF LOT 3;

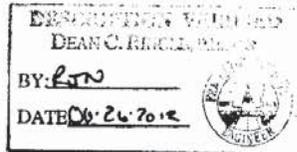
THENCE NORTH 0° 18' 50" EAST, ALONG THE EASTERLY LINE OF SAID LOT 3, A DISTANCE OF 451.74 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT, THE NORTHWESTERLY CORNER OF LOT 2;

THENCE SOUTH 83° 15' 23" EAST, ALONG THE NORTHERLY LINE OF LOT 2, A DISTANCE OF 171.08 FEET TO THE NORTHWESTERLY CORNER OF THE 3.003 ACRE TRACT CONVEYED TO PRICE WATERHOUSE, BY DEED OF RECORD IN OFFICIAL RECORD 7855J08;

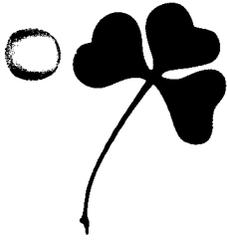
THENCE SOUTH 0° 18' 50" WEST, ALONG THE WESTERLY LINE OF SAID PRICE WATERHOUSE 3.003 ACRE TRACT, A DISTANCE OF 411.99 FEET TO A POINT IN THE NORTHERLY RIGHT-OF-WAY LINE OF METRO PLACE NORTH AT THE SOUTHWESTERLY CORNER OF SAID 3.003 ACRE TRACT;

THENCE ALONG SAID RIGHT-OF-WAY LINE OF METRO PLACE NORTH, BEING THE ARC OF A CURVE TO THE LEFT (SUB-DELTA = 15° 37' 21", RADIUS = 630.0 FEET), A CHORD BEARING AND DISTANCE OF SOUTH 83° 24' 25" WEST, 171.25 FEET TO THE PLACE OF BEGINNING.

TAX I.D. NUMBER: 273-001310



N-090-BBS
ALOF
(ZTB)
001310



DUBLIN PLANNING AND ZONING COMMISSION RECORD OF ACTION

June 6, 1996

CITY OF DUBLIN

5800 Shier Rings Road
Dublin, OH 43016-7295
Phone/TDD: 614/761-6550
Fax: 614/761-6506

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

8. Revised Final Development Plan - Metro Center - CMHC Systems - 570 Metro Place North

Location: 4.67 acres located on the north side of Metro Place North, approximately 1,300 feet west of Frantz Road.

Existing Zoning: PUD, Planned Unit Development District (Metro Center Plan).

Request: Review and approval of a revised final development plan under the provisions of Section 153.056.

Proposed Use: A 37,348 square foot addition to an existing 32,000 square foot office building.

Applicant: Michael E. Jones, Architect, Jester, Jones, Schifer & Feltham, 106 South High Street, Dublin, Ohio 43017 and Art Diefenbach, CMHC Systems, Inc., 570 Metro Place North, Dublin, Ohio 43017.

MOTION: To approve this revised final development plan with the following nine conditions:

- 1) That the driveway access to the new parking lot be located farther to the east, subject to staff approval;
- 2) That landscaping for the entire site comply with Code and be coordinated with existing plant material, subject to staff approval;
- 3) That stormwater management for the site meet City requirements;
- 4) That existing trees on site be protected with snow fencing to be placed at least 15 feet from the tree trunks during all phases of construction, and that snow fencing locations be shown on all building and engineering drawings;
- 5) That interior landscape islands be reconfigured to preserve the existing trees in the northwest corner of the existing building, subject to staff approval;
- 6) That exterior lighting conform to the Dublin Lighting Guidelines;
- 7) That the dumpster be located toward the rear of the building and be fully screened per Code;
- 8) That building elevations be revised so that the addition and building are more compatible, subject to staff approval; and

**DUBLIN PLANNING AND ZONING COMMISSION
RECORD OF ACTION**

June 6, 1996

8. Revised Final Development Plan - Metro Center - CMHC Systems - 570 Metro Place North (Cont.)

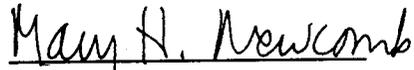
9) That building materials be submitted, subject to staff approval.

* Michael E. Jones agreed to the conditions.

VOTE: 6-0.

RESULT: This revised final development plan was approved.

STAFF CERTIFICATION


Mary H. Newcomb
Graduate Landscape Architect

~~Mr. Sutphen said Dublin would like to have an Einstein's Bagels in an alternative location.~~

6. Informal Discussion - Tuttle Crossing - Marriott Hotel

~~Prior to the meeting, the applicant requested postponing this case until June 20. Postponement notices were sent to affected property owners. There was no discussion or action taken.~~

7. Development Plan - Perimeter Center - Swan Cleaners - Perimeter Drive - Perimeter Center

~~This application was postponed until the June 20, 1996 Commission meeting. Postponement notices were sent to affected property owners. There was no discussion or action taken.~~

8. Revised Final Development Plan - Metro Center - CMHC Systems - 570 Metro Place North

Mary Newcomb presented this revised final development plan for a 37,348 square foot office addition to the existing 32,000 square foot CMHC Systems office building in Metro Center. The company is involved in software development for the mental health field and on-site training.

Ms. Newcomb said the 4.69 acre site is on the north side of Metro Place North, about 1,300 feet west of Frantz Road. CMHC recently acquired an 1.67 acre parcel for expansion. The site is between a vacant office parcel and the Renaissance Hotel, formerly Stouffer's. She said the existing cedar and limestone building is about 10 years old. She said the landscaping material is maturing nicely, and staff requests that the parking lot be redesigned to help preserve the plant material at the northwest corner of the building. The dumpster location has not been identified, and staff requests that it be located in the rear of the site with full screening. The addition will consist of three stories added to the rear elevation to the existing two-story building.

The applicant is proposing a second curbcut which is permitted based upon the frontage. Staff is concerned about maintaining adequate separation, preferably 100 feet, from the existing curbcut at the Renaissance Hotel. She said staff has recommended that the spacing of the two curbcuts be maximized as much as possible (approximately 80 feet). The parking required will be a total of 278 spaces, and the plan shows 306 spaces.

Ms. Newcomb said the proposed density will be 14,850 square feet of building area per acre. The proposed landscaping is deficient in terms of screening of the parking lot, perimeter trees, and interior landscaping. Mechanical units will be located on the roof of the existing building. A rear service area will be screened with a 12-foot high screen wall constructed of stone.

She said the proposed addition will match the existing materials. The existing building is 44 feet to the top of the roof, and the addition will be 56 feet to the top of the peak with a 6.5 :12 roof slope to match the existing building. The window treatment on the first and second floor of the addition is to be similar to the existing building. The third floor elevation has large expansions

- 4) That existing trees on site be protected with snow fencing to be placed at least 15 feet from the tree trunks during all phases of construction, and that snow fencing locations be shown on all building and engineering drawings;
- 5) That interior landscape islands be reconfigured to preserve the existing trees in the northwest corner of the existing building, subject to staff approval;
- 6) That exterior lighting conform to the Dublin Lighting Guidelines;
- 7) That the dumpster be located toward the rear of the building and be fully screened per Code;
- 8) That building elevations be revised so that the addition and building are more compatible, subject to staff approval; and
- 9) That building materials be submitted, subject to staff approval.

Ms. Boring seconded the motion. Mr. Jones agreed to the above conditions.

The vote was as follows: Mr. Harian, yes; Mr. Ferrara, yes; Mr. Peplow, yes; Mr. Sutphen, yes; Mr. Rauh, yes; and Ms. Boring, yes. (Approved 6-0.)

Mr. Rauh thanked Mr. Jones for working with the Commission.

The meeting was adjourned at 11:02 p.m.

Respectfully submitted,



Libby Farley
Planning Division Secretary



RECORD OF ACTION

DUBLIN PLANNING AND ZONING COMMISSION

April 7, 1994

The Planning and Zoning Commission took the following action in the application below at its regular meeting:

- 6. Revised Final Development Plan - 570 Metro Place North - CMHC Systems**
Location: Approximately 3 acres located on the north side of Metro Place North, approximately 1,300 feet to the west of Frantz Road.
Existing Zoning: PUD, Planned Unit Development District (Metro Center Plan)
Request: Review and approval of a revised Final Development Plan for exterior building modifications under the provisions of Section 1187.07.
Proposed Use: An existing office structure of 31,431 square feet to be used for an organization involved in computer software and training.
Applicant: William Andrews Architects, c/o William C. Andrews, President, 6631 Commerce Parkway, Studio B, Dublin, OH 43017.

MOTION: To approve this revised Final Development Plan with the following four conditions:

- 1) That additional evergreens be planted along the north property line and adjacent to the new service doors, subject to Staff approval;
- 2) That any dead or missing plant material be replaced by October 15, 1994, as determined by a landscape inspection to be conducted this summer;
- 3) That the metal service doors be painted to match the color of the existing siding; and
- 4) That the proposed sign comply with all code requirements.

The bases for this motion are:

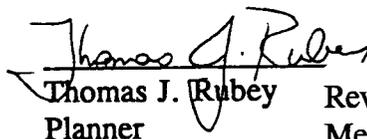
- 1) The plan complies with the Preliminary Development Plan for Metro Center.
- 2) The proposed building revisions meet the intent of the Dublin Community Plan.
- 3) The plan is consistent with the character already established within the Metro Center office park.

* William Andrews, representing the applicant, agreed to the above conditions.

VOTE: 5-0.

RESULT: This revised Final Development Plan was approved.

STAFF CERTIFICATION


Thomas J. Rubey
Planner

Revised Final Development Plan
Metro Center - CMHC
570 Metro Place North

- 7) That existing trees be preserved and protected with temporary snow fencing during all phases of construction, subject to Staff approval and shown on a plan; and
- 8) That if the use of the building changes or with expansions of the building or parking lot, the curb cut onto Riverside Drive will be subject to reassessment by the City Engineer.

The bases of approval were:

- 1) The Final Development Plan is consistent with the Revised Preliminary Development Plan.
- 2) The proposal provides for development consistent with the character of the area.
- 3) The character of the structure is in keeping with the residential scale used in most of the Scioto River Corridor.
- 4) The access proposed and dedication of right-of-way are consistent with safe traffic movement on Riverside Drive and the Community Plan.

Ms. Chinnici-Zuercher seconded the motion, and the vote was as follows: Mr. Ferrara, yes; Mr. Peplow, yes; Mr. Sutphen, yes; Mr. Rauh, yes; Ms. Chinnici-Zuercher, yes; and Mr. Kranstuber, yes. (Approved 6-0.)

6. Revised Final Development Plan - 570 Metro Place North - CMHC Systems

Tom Rubey presented this case requesting a revised Final Development Plan for 3.1 acres located on the north side of Metro Place North. It is the old Management Horizons building, 31,000 square feet in area. CMHC is a software development and training business with approximately 70 employees. This proposal involves changes to the building exterior. Mr. Rubey said the applicant was proposing to clad the ten columns with stone to match the existing pilasters located on the corners. On the north elevation the applicant is proposing to add double doors and to fill in the windows with a stained cedar siding. The parking and interior landscaping currently meet the Code requirements. A new walkway is included to access the double doors. A hydraulically operated lift/elevator will be located next to it.

Staff recommends approval of this revised Final Development Plan with four conditions:

- 1) That additional evergreens be planted along the north property line and adjacent to the new service doors, subject to Staff approval;
- 2) That any dead or missing plant material be replaced by October 15, 1994, as determined by a landscape inspection to be conducted this summer;
- 3) That the metal service doors be painted to match the color of the existing siding; and
- 4) That the proposed sign comply with all code requirements.

Terry Foegler mentioned that this represents a major economic development benefit for Dublin. This building had been vacant for some time, CMHC has growth potential, and it is the type of company most desirable to Dublin.

William Andrews, architect for CMHC Systems, stated that he was told the quantity of evergreens that were required for screening would be approximately six. He also had a 1985

construction plan of the building which was requested by Staff. Mr. Andrews agreed to the above four conditions.

Mr. Sutphen made the motion to approve this revised Final Development Plan with the following four conditions:

- 1) That additional evergreens be planted along the north property line and adjacent to the new service doors, subject to Staff approval;
- 2) That any dead or missing plant material be replaced by October 15, 1994, as determined by a landscape inspection to be conducted this summer;
- 3) That the metal service doors be painted to match the color of the existing siding; and
- 4) That the proposed sign comply with all code requirements.

The bases of approval are:

- 1) The plan complies with the Preliminary Development Plan for Metro Center.
- 2) The proposed building revisions meet the intent of the Dublin Community Plan.
- 3) The plan is consistent with the character already established within the Metro Center office park.

John Ferrara seconded the motion, and the vote was as follows: Mr. Peplow, yes; Mr. Sutphen, yes; Mr. Rauh, yes; Ms. Chinnici-Zuercher, yes; Mr. Kranstuber, absent; and Mr. Ferrara, yes. (Approved 5-0.)

7. Rezoning Application Z93-009 - Hawk's Nest

Bobbie Clarke presented this application for 96.358 acres from R-1, Restricted Suburban Residential District, to R-3, Suburban Residential District. Because R-3 is not a planned district, a much lower level of detail was submitted. No plan has been submitted for the Commission's review. Ms. Clarke said the site was annexed to the City in 1973. It was within the Dunmere Concept Plan which included several hundred acres in the Northwest Quadrant.

Within the site there are several tree lines, a major oak tree, and an area containing a pond. The rest of the site is former farmland and is open. The Community Plan calls for Avery Road to be realigned.

Ms. Clarke said this application originally was submitted as a PLR, Planned Low Density Residential District, and featured 70 and 75 foot lots. The R-3 designation presently requested has a minimum lot width of 80 feet. She said the issue to be voted upon was the lot size and density. Maximum density will be three units per acre and minimum lot size is 10,000 square feet. At the time of preliminary plat, issues such as park location, how many acres, what gets park credit and what does not, setbacks, which roads get aligned and which do not, which ones get stubbed, left turn lanes, streetlighting at the entryway, etc., will be addressed.

Ms. Clarke said the establishment of R-3 zoning is in compliance with the Community Plan. It will provide for another single-family neighborhood that is consistent with the rest of the area. At two units per acre, it will generate 12.5 acres of parkland and with the maximum density of three units per acre, it will generate 17.7 acres of parkland. Due to the realignment of Avery

VILLAGE OF DUBLIN

6665 Coffman Road
Dublin, Ohio 43017

PLANNING AND ZONING COMMISSION /RECORD OF ACTION

MEETING DATE: March 5, 1985

CASE: Final Development Plan - Management Horizons - Metro Center

COMMISSION ACTION:

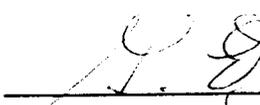
Approved
 Disapproved
 Approved with Condition(s)

CONDITION(s) and/or AGREEMENT(s)

The landscape code must be met.

VOTE:

<u>Yes</u>	Berlin	<u>Yes</u>	Jezerinac
<u>1st</u>		<u>Yes</u>	Macklin
<u>Yes</u>	Callahan	<u>2nd</u>	
<u>Yes</u>	Headlee	<u>Yes</u>	Miller
		<u>Yes</u>	Reiner


 Revised Final Development Plan
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 Chairman or Acti 570 Metro Place North

Mrs. Headlee moved to approve the Plan to include the recommendations in the Staff Report - a street tree planting plan and the bicycle right-of-way easements. Mr. Callahan seconded the motion. The vote was unanimous for approval.

* 3. Final Development Plan - Management Horizons - Metro Center.

Mr. Bowman made the following comments:

1. This is a three acre lot located on the north side of Metro Place North.
2. The lot is a little east of the existing Stouffer's Dublin Hotel.
3. The site is to be developed with a 31,090 sq. ft. office building.
4. Staff generally believes the building design, the proposed site plan all appear to be consistent and approvable with the restrictions and guidelines of the P.U.D. regulations.
5. The only concern staff has (and have talked it over with the applicant and the Metro center people) is the existence of a proposed roadway. The Riverside Hospital site which is immediately contiguous to the east of this site. They proposed a roadway going back, servicing the 20 acres or so to the north. The changes involved are really not critical enough to necessitate changes at this time, but a letter has been sent to the Metro Center people and one advising the applicant that if the access is improved, the Village would necessitate changes in the site plan to accommodate the new road.

Mr. Miller was assured that there would be no interference with Stouffer's heliport.

Mr. Callahan moved to approve the final development plan with the stipulation that the landscape code be met. Mr. Miller seconded the motion. The vote was 7-0 in favor.

The Commission recessed for a few minutes.

Mr. Jezerinac announced that Mrs. Headlee had been chosen as the Dublin-Worthington Rotary Club Citizen of the Year. Congratulations were extended to Mrs. Headlee by those present.

4. Final Development Plan - Indian Run Meadows

Mr. Bowman gave the following background information:

1. An approximately 18½ acre site located along the east side of Avery Road about 1000 feet north of Post Road.
2. The project is for 162 multi-family units.
3. The intention is to sell the units fee simple.
4. The proposed plan is consistent with the approval of the Planning Commission. With the alleys, the additional parking spaces is recommending approval of the plan.
5. There are some details to be worked out. A meeting on what form the boulevard will take. Th

Revised Final Development Plan
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