



CITY OF DUBLIN

Land Use and
Long Range Planning
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PLANNING REPORT

PLANNING AND ZONING COMMISSION

JUNE 18, 2009

SECTION I – CASE INFORMATION

5. NE Intersection of Shier-Rings Road and Eiterman Road 08-107Z

Rezoning

Proposal: A rezoning of a parcel from R, Rural District to HDP, High Density POD District to prepare the site for future development as part of the Central Ohio Innovation Center located at the northeast corner of Shier-Rings and Eiterman Roads. No development is currently proposed for this property.

Request: Review and recommendation for approval of a rezoning under the provisions of Code Section 153.234.

Applicant: LS Dublin Realty LLC; represented by Aaron L Underhill, Smith and Hale.

Planning Contact: Jennifer M. Rauch, AICP, Planner II

Contact Information: (614) 410-4690, jrauch@dublin.oh.us

Case Summary

This is a request for review and recommendation of approval of a rezoning to HDP, High Density POD for 4.18 acres located along the north side of Shier Rings Road, east of the intersection with Eiterman Road, within the Central Ohio Innovation Center (COIC). No development is proposed for this parcel.

Case Background

On April 7, 2008, City Council approved Ordinance 13-08 amending Chapter 153 of the Dublin Zoning Code to add regulations implementing the Central Ohio Innovation Center Zoning Districts. Previously, the Planning and Zoning Commission reviewed this Code amendment over a series of meetings in late 2007 and recommended approval to Council on January 17, 2008.

Site Considerations

Location

The 4.18-acre parcel is located on the northeast corner of the intersection of Eiterman and Shier Rings Roads with approximately 420 feet and 360 feet of frontage, respectively.

Character

The undeveloped site is rectangular and relatively flat. A tree-lined creek, with an associated Stream Corridor Protection Zone of 100 feet on both sides, forms the north boundary of the property.

Surrounding Zoning and Uses

The site and the properties to the north are zoned R, Rural District. Surrounding properties to the east and west located with Washington Township. Properties to the south are zoned PLR, Planned Low Density Residential District as part of the Ballantrae Subdivision.

Proposed Rezoning

COIC Zoning Districts

The COIC Zoning Districts include four separate zoning classifications, High Density POD, Low Density POD, Village Center, and Community Center Districts. The COIC requirements and standards are intended to foster orderly growth and development and promote the development of research and technology uses, along with supporting commercial, service, and residential to serve primary users in the districts. The ultimate goal of the districts is to set high-quality design and development requirements to ensure that development in the COIC adhere to uniform standards while addressing the unique needs of specialized industries and uses.

Plan Description

Overview

The applicant is proposing to rezone the site from R, Rural District to HDP, High Density POD in anticipation of future Central Ohio Innovation Center (COIC) development.

High Density POD District

The intent of the HDP District is to allow development of high intensity sites in an urban campus setting with buildings located close to the street. Other design features include high lot coverage, multi-story buildings, smaller lot sizes, and the use of shared parking structures where appropriate.

- *Uses.* Uses in the HDP District include research and development, technology based uses, medical uses, manufacturing, education, administrative support services, commercial, services, accessory support, limited personal services. Warehousing and commercial uses that exceed 20,000 square feet in gross floor area are permitted only with a conditional use approval.
- *Lot and Yard Requirements.*

High Density POD Minimum Lot and Yard Requirements			
Lot Requirements	Lot Area	Not more than 30 acres	
	Lot Width	100 feet	
	Lot Coverage	80% maximum	
Yard Requirements	Front Setback	Primary Street	Not less than 15 feet; not more than 30 feet
		Secondary Street	15 feet
	Side Yard	20 feet + 5 feet for every story over 3	
Rear Yard	40 feet, except that no rear yard shall be required for a yard abutting a rail right-of-way		

- *Building Requirements.* The Code requires that buildings within the COIC reflect the high standard of development that is found throughout the community while seeking to accommodate the unique nature of uses within the districts. The design of buildings within the

HDP District must be consistent with the look and feel of high-end technology or research uses where applicable. The Code includes specific architectural requirements for building variation, building entries, roofs, and building materials. The maximum permitted building height is five stories or 70 feet, whichever is lower. Incentives for taller buildings are provided.

Community Plan

The Future Land Use Map designates this site as High Density Office/Research and Development. While the proposed rezoning meets the technical definition of the designation, Planning has serious reservations about the timing for approving a rezoning for this parcel. The long-term vision for the COIC is predicated on the creation of a more comprehensive and supporting development, rather than smaller divisions of property and smaller, isolated uses.

Specifically for this site, the limited area for development created by the corner location, required right-of-way dedication, and presence of a Stream Corridor Protection Zone makes it more likely that this site will have an isolated, small development, either of a commercial or small office nature. The intent of the COIC was to have larger scale research/office oriented development with associated supporting services.

Implementation of the Community Plan's Future Land Use is intended to take place over time. The development necessary to require supporting services is not yet present. As a result, while a rezoning for this property may be appropriate, at some point when more of the COIC area is developed, it is, for now, premature.

Thoroughfare Plan

The Thoroughfare Plan indicates the required right-of-way dedication for Eiterman Road and Shier Rings at 100 feet.

Traffic and Access

Engineering will require a traffic analysis to demonstrate the expected traffic volumes generated by the proposal and mitigation measures should a negative impact be determined. Access into the site is undetermined, but the applicant will be required to demonstrate adequate sight distance for any new access points when development occurs. Sidewalk and bike path connections are available and internal connections must be provided at the time of development.

Stormwater and Utilities

Any development proposal for the site will be required to meet the City's Stormwater Management regulations. Public water and sanitary sewer services are available.

Stream Corridor Protection

The Stream Corridor Protection Zone located along the northern property is defined as an area to protect the riparian area and stream from impacts of development, and streamside residents from impacts of flooding and land loss through erosion. This particular SCPZ is 100 feet wide on each side of the stream, measured in addition to the stream as defined by its ordinary high water mark. Development will be limited by the designation of this Zone.

SECTION II - REVIEW STANDARDS

The Planning and Zoning Commission is to determine whether the proposed rezoning will generally conform to the Dublin Community Plan and other applicable area plans, integrate in an appropriate and compatible manner with surrounding land uses, and generally adhere to other accepted planning policies and practices. After recommendation by the Planning and Zoning Commission, the rezoning application will be forwarded to City Council for public hearing and final vote. A two-thirds vote by City Council will be required to override a negative recommendation by the Planning and Zoning Commission. If approved by Council, the rezoning will become effective 30 days after passage. *As determined by the Law Director, no binding conditions of approval may be appended to a request for rezoning to a straight-zoned district.*

Evaluation and Recommendation based on the Community Plan

Future Land Use: The Future Land Use Map in the Community Plan shows this site as High Density Office/Research and Development. Sites with this classification include locations adjacent to major freeways and arterials that can accommodate greater densities and traffic impacts. Areas include multi-story buildings greater than two stories, and gross densities are not to exceed 16,500 square feet per acre unless provided for in other applicable plans. Commercial support uses may be integrated as a secondary component.

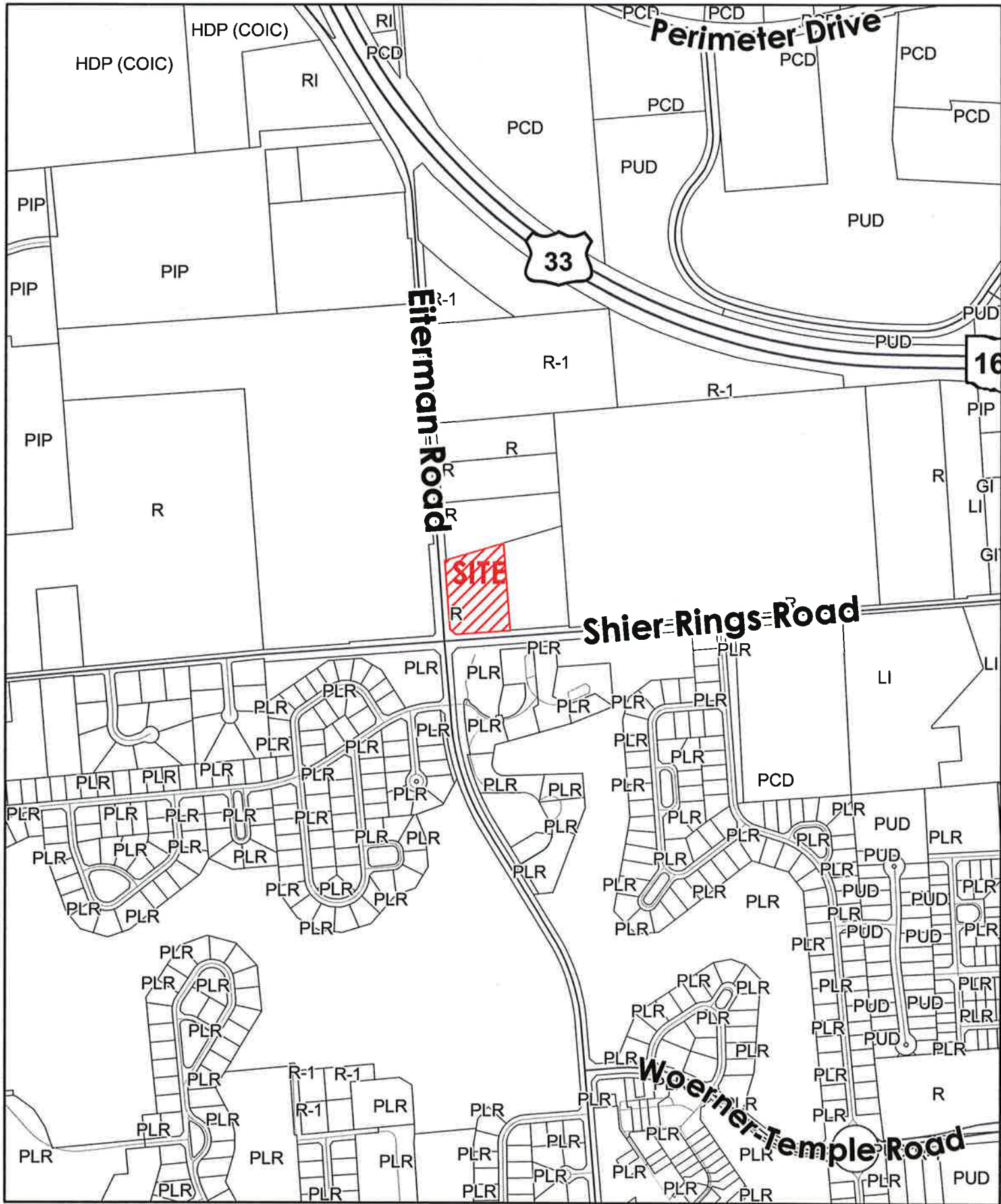
Future Land Use not met: While the proposed rezoning meets the technical definition of the Future Land Use map designation of High Density Office/Research and Development, Planning has serious reservations about the timing for approving a rezoning for this parcel. While the goal of this area within the COIC is to provide service-oriented uses as support to future development, there is nothing to support at this time. Rezoning this parcel would result in an isolated use that is incompatible with the surrounding residential and rural area.


Area Plan: This site is part of the US 33 Corridor Area Plan within the Community Plan. The main goal of this area plan is to enhance the area as a key employment and service center and as a prominent gateway to Dublin with high quality development, strong gateway treatments and overall design features that exemplify the office and technology focus of the area.

Area Plan not met: The US 33 Corridor Area Plan envisions an area for significant research and development, with support services for that development. The goal of establishing the COIC overlay within the Zoning Code was to create appropriate development standards for the land and advance the general planning and design intent of the US 33 Corridor Area Plan. The long-term vision within the COIC Area Plan is predicated on the creation of a more comprehensive development, which is not met at this time.

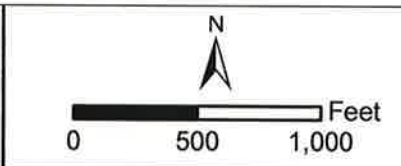
SECTION III – PLANNING ANALYSIS AND RECOMMENDATION: Disapproval

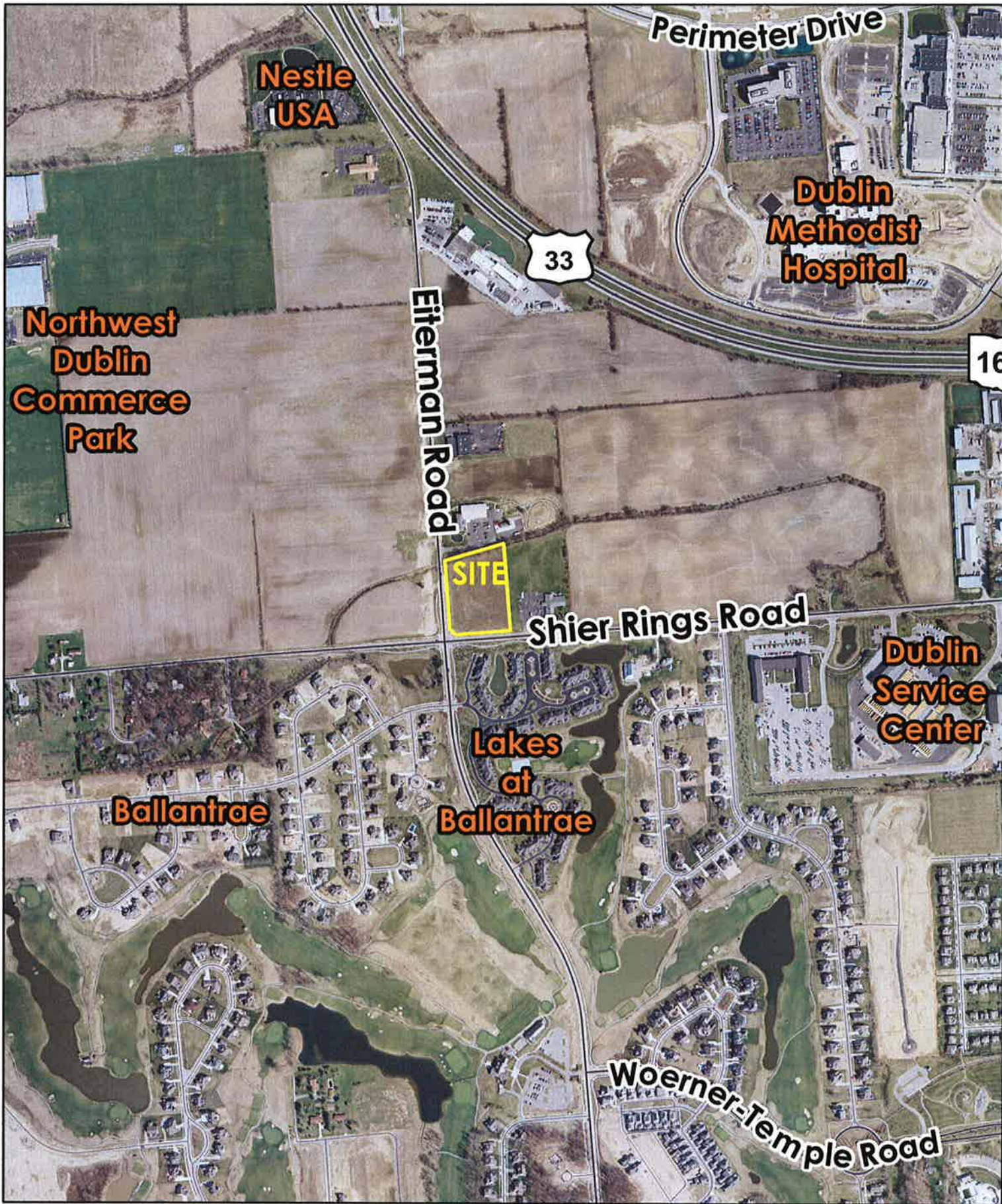
Based on Planning's analysis, the proposed rezoning meets the technical definition of the Future Land Use designation, but Planning is concerned that the timing for this rezoning is not appropriate given that a more comprehensive development does not exist. Planning cannot recommend approval at this time, and disapproval is recommended.




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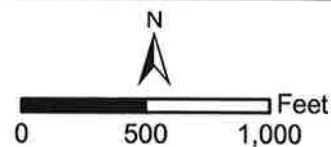
08-107Z
Standard District Rezoning
COIC - NE Intersection of
Shier-Rings Road and Eiterman Road



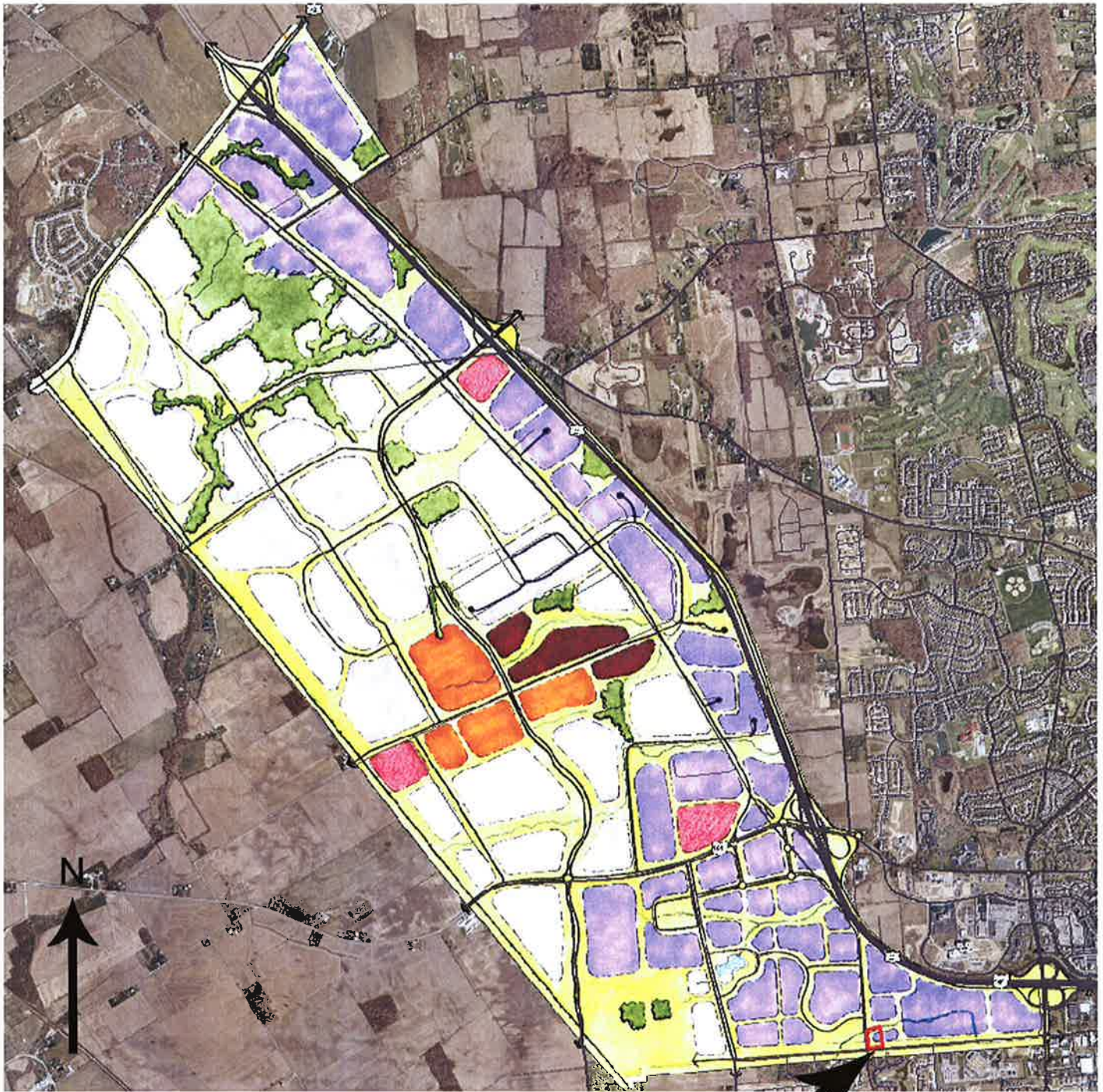


City of Dublin
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Development Context



US 33 CORRIDOR AREA PLAN



PROPOSED
REZONING

-  High Density Office/R&D
-  Low Density Office/R&D
-  Mixed Residential High Density
-  Mixed Use Town Center
-  Mixed Use Village Center

08-107Z
Standard District Rezoning
COIC - NE Intersection of
Shier-Rings Road and Eiterman Road

Future Land Use Classification



High Density Office/R&D

High Density Office/R&D are locations adjacent to major freeways and arterials that can accommodate greater densities and traffic impacts. Areas include multi-story buildings greater than two stories, and gross densities are not to exceed 16,500 square feet per acre unless provided for in other applicable plans.

Commerical supports may be integrated as a secondary component.

APPLICABLE ZONING CODE TEXT

§ 153.037

~~(2) *Lot width.* Lots shall be a minimum of 60 feet in width with a minimum frontage of 60 feet along a public street.~~

~~(3) *Front yard.* All lots shall have a minimum front yard setback of 0 feet.~~

~~(4) *Side yard.* All lots shall have a minimum side yard of 0 feet with a total of side yards of five feet. Minimum side yards for parking with direct access onto an alley shall be 0 feet.~~

~~(5) *Rear yard.* All lots shall have a minimum rear yard of five feet. Minimum rear yards for parking with direct access onto an alley shall be 0 feet.~~

~~(6) *Height.* No dwelling structure shall exceed 35 feet in height. Maximum height for other structures shall not exceed a safe height as determined by the Fire Chief and as reviewed and accepted by the Architectural Review Board.~~

~~(7) *Lot coverage.* Combined square footage of all primary and accessory structures and impervious surfaces shall not exceed 80% of the lot area, unless otherwise approved by the Architectural Review Board.~~

~~(Ord. 53-03, passed 10-6-03)~~

CENTRAL OHIO INNOVATION CENTER DISTRICTS

§ 153.037 PURPOSE.

(A) The Innovation Center Development District's requirements and standards are intended to provide four distinct zoning districts to implement the city's vision and goals in creating the Central Ohio Innovation Center (COIC). The COIC is envisioned as an important technology and research business center that will encourage the development and operation of urban and suburban technology and office park campuses that attract high-tech and related uses to the city. These requirements and standards are meant to foster the orderly growth and development of these uses as well as to promote the development of commercial, service, and residential uses that serve the primary users in the districts. The ultimate goal is to create zoning districts that set high-quality design and development requirements to ensure that development in the districts will adhere to uniform standards while addressing the unique needs of specialized industries and uses. At the same time, these standards give a competitive advantage to the COIC by providing a streamlined process for reviewing development proposals within the districts.

(B) All Innovation Center Development Districts shall be considered standard zoning districts under § 153.016(A) and shall constitute zoning classifications that are separate and distinct from others in the Dublin City Code.

APPLICABLE ZONING CODE TEXT

(C) If these requirements conflict in any manner with the City of Dublin Codified Codes, then the provisions of the districts shall prevail. All matters not covered by the districts and their requirements shall be regulated by the requirements and standards contained in this Zoning Code.

(D) *Establishment of Districts; zoning amendments; District intents.*

(1) There are hereby created four COIC zoning classifications within the city: High Density POD (HDP); Low Density POD (LDP); Village Center (I-VC); and Community Center (I-CC).

(2) A request to zone or rezone land to any COIC District designation shall be made in accordance with § 153.234.

(3) Any development proposed to occur on land designated as HDP, LDP, I-VC, or I-CC shall be required to meet the requirements of the Districts.

~~(4) Low Density POD District intent:~~

~~(a) Large format users, potential need for security, expansion, separation from other uses;~~

~~(b) Suburban campus setting;~~

~~(c) Sites with relatively low lot coverage;~~

~~(d) Accommodates buildings with lower heights; and~~

~~(e) Includes manufacturing of a low-intensity nature conducted in a manner and with a character that does not create significant negative impacts to the environment or surrounding area.~~

(5) High Density POD District intent:

(a) High intensity sites;

(b) Urban campus setting with buildings located close to the street;

(c) High lot coverage;

(d) Multi-story buildings;

(e) Smaller lot sizes;

(f) Use of shared structure parking where appropriate; and

(g) Includes manufacturing of a low-intensity nature conducted in a manner and with a character that does not create significant negative impacts to the environment or surrounding area.

APPLICABLE ZONING CODE TEXT

§ 153.038

Dublin - Land Usage

~~(6) Village Center District intent:~~

- ~~(a) Retail/service orientation;~~
- ~~(b) Mixed use, generally not including residential uses;~~
- ~~(c) Limited in scale and intensity; and~~
- ~~(d) Balance of vehicular and pedestrian orientation.~~

~~(7) Community Center District intent:~~

- ~~(a) Retail emphasis;~~
- ~~(b) Greater intensity of use with multi-story buildings;~~
- ~~(c) Pedestrian orientation with adequate vehicle access;~~
- ~~(d) High density residential component (including upper story residential use); and~~
- ~~(e) Accessible to entire development.~~

~~(Ord. 13-08, passed 4-7-08)~~

§ 153.038 DISTRICT USES.

(A) Rezoning to the Innovation Center Districts, as described below, shall be accomplished in accordance with the procedures of § 153.234. The four Districts shall be designated on the Official Zoning Map for the City of Dublin as:

- (1) High Density POD (HDP);
- (2) Low Density POD (LDP);
- (3) Village Center (I-VC); and
- (4) Community Center (I-CC).

(B) Except as modified in division (C) below, the following table indicates the uses permitted within the established land use areas of the District.

P = Permitted; C = Conditional Use; NP = Not Permitted

APPLICABLE ZONING CODE TEXT

153.038

<i>District Use Table</i>	<i>LDP</i>	<i>HDP</i>	<i>I-VC</i>	<i>I-CC</i>
Research and development and technology based uses	P	P	NP	NP
Medical uses	P	P	NP	NP
Manufacturing	P	P	NP	NP
Education	P	P	NP	P
Administrative support services	P	P	P	P
Commercial services	NP	P	P	P
Residential	NP	NP	P	P
Accessory support	P	P	P	P
Limited personal services	P	P	P	P
Vehicle oriented establishments	NP	NP	C	C
Warehousing	P	C	NP	NP
Retail service uses exceeding 20,000 sq. ft. GFA	NP	C	NP	C

(C) The following lists the uses and requirements applicable to the individual Districts.

(1) Research and development and technology based uses:

(a) Administrative offices for medical, financial, institutional, and corporate facilities; and

(b) Basic and applied research conducted in laboratories and offices as well as associated research support activities such as cold rooms, glass wash and microscopy areas.

(2) Medical uses:

(a) Offices of physicians, surgeons, and related uses;

(b) Hospitals;

(c) Medical treatment facilities for the purpose of providing inpatient and/or outpatient surgery and/or other treatment of medical conditions;

(d) Health and allied services; and

(e) Medical and dental laboratories.

APPLICABLE ZONING CODE TEXT

§ 153.038

Dublin - Land Usage

(3) Manufacturing:

(a) Prototype/light manufacturing of a low-intensity nature conducted in a manner and with a character that does not create significant negative impacts to the environment or surrounding area;

(b) Research, synthesis, analysis, development and testing, including the fabrication, assembly, mixing and preparation of equipment and components;

(c) Uses conducting research, design, engineering, testing, diagnostics and pilot or experimental product development, including automotive, electronic device, manufacturing, materials and alternative energy technologies;

(d) Design and development of computer hardware, and software, data communications, information technology, data processing and other computer related services; and

(e) Life science technology and medical laboratories, including biomedical engineering, biotechnology, genomics, proteomics, molecular and chemical ecology.

(4) Education:

(a) Educational uses involving the instruction and transmission or dissemination of knowledge relating to the fields of general research and technology;

(b) Public and private elementary and secondary schools;

(c) Preschools;

(d) University and professional schools and related educational facilities; and

(e) Conference centers, either freestanding or included with permitted hotels. May include banquet facilities and restaurants.

(5) Administrative support services:

(a) Organizations involved in the administration, promotion, technical assistance of research, technology and research application;

(b) Conference centers, either freestanding or included with permitted hotels. May include banquet facilities and restaurants;

(c) Professional service and general office uses; and

(d) Offices of physicians, surgeons, and related uses.

APPLICABLE ZONING CODE TEXT

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(6) Commercial services:

- (a) Retail service uses not exceeding 20,000 square feet GFA within a single enclosed building;**
 - (b) Restaurants, including outdoor seating areas, excluding drive through establishments;**
 - (c) Professional service and general office uses, including offices of physicians and surgeons;**
 - (d) Personal service establishments;**
 - (e) Financial services, including drive through establishments when accessory to a principal use;**
 - (f) Hotels, including extended stay lodging (may include restaurants as accessory uses);**
- and
- (g) Live/work units.**

~~**(7) Residential:**~~

- ~~**(a) Single-family attached dwellings;**~~
- ~~**(b) Single-family detached dwellings existing as of the effective date of this section;**~~
- ~~**(c) Multiple-family dwellings; and**~~
- ~~**(d) Upper story residential uses.**~~

(8) Accessory support. The following are permitted uses or accessory to permitted uses:

- (a) Parking structures (see § 153.041(B));**
- (b) Commercial day care;**
- (c) Indoor and outdoor recreational and fitness facilities;**
- (d) Warehousing, accessory to a principal use within the same building;**
- (e) Residential facilities associated with an allowed use, either private or commercially operated; and**
- (f) Heliport, provided the requirements of § 153.094(B)(1) are met.**

APPLICABLE ZONING CODE TEXT

§ 153.0

(9) Limited personal services, restaurants, cafeterias, gift shops and other similar facilities accessory to a principal use provided:

- (a) They are contained entirely within a building with a permitted use;
- (b) There is no outside evidence of the use (signs, storage, etc.); and
- (c) The total of all uses not exceed 15% of the GFA of the building in which they are located.

(10) Parks, open spaces, plazas, art, community centers, libraries, and similar uses, either public or private.

~~(11) Vehicle oriented establishments provided:~~

- ~~(a) The use is not located on a corner lot;~~
- ~~(b) There is a minimum lot width of 100 feet;~~
- ~~(c) There is only one full access driveway for each 100 feet of lot frontage or portion thereof; and~~
- ~~(d) There are at least eight drive-thru stacking spaces for ordering stations and four spaces for each exchange window/station.~~

(12) Warehousing (freestanding), provided:

- (a) The use is not located on a primary street;
- (b) Lot coverage does not exceed 60%; and
- (c) There is no outside storage.

(13) Retail service uses exceeding 20,000 square feet GFA for a single enclosed building and principal use provided:

- (a) There is no outside display or storage; and
- (b) The principal building gross floor area does not exceed the area permitted by the conditional use approval.

(D) Similar uses or uses not addressed.

(1) Since every type of potential use cannot be anticipated this division provides a process for addressing uses not specifically listed.

APPLICABLE ZONING CODE TEXT

§ 153.039

(2) In those situations where a use is not specifically addressed but could reasonably be interpreted as similar in character to a use listed in the District, the Director may determine that the use is similar to the uses in the District, either as a permitted or a conditional use.

(3) The Director shall base the decision on a finding that the proposed use satisfies all of the following:

(a) Is consistent with the intent of this section and with the development intent for each District, as described in § 153.037(D) and this Code;

(b) Will not impair the present or potential use of other properties within the same District in the vicinity;

(c) The operation, scale and characteristics of the proposed use are no greater than those listed in the District, in terms of aesthetics, traffic generated, noise, potential nuisances, and other impacts related to community health, safety and welfare; and

(d) Will not adversely affect the community plan.

(4) Once a finding of similar use is made, it shall comply with all applicable Code provisions, review and approval requirements and district regulations that apply to that use.

(5) The Director's determination shall be in writing and sent to the applicant. The applicant may either appeal the decision to the Board of Zoning Appeals in accordance with the provisions of this Code, or submit an application for an amendment to the Code.

(Ord. 13-08, passed 4-7-08)

§ 153.039 LOW DENSITY POD (LDP) AND HIGH DENSITY POD (HDP) DISTRICT DEVELOPMENT REQUIREMENTS.

(A) *Minimum lot and yard requirements.*

LOW DENSITY POD			
Lot Requirements	Lot Area	10 acres	
	Lot Width	300 feet	
	Lot Coverage	50% maximum	
Yard Requirements	Front Setback	Primary Street	150 feet
		Secondary Street	50 feet
	Side Yard	50 feet + 10 feet for every story over 1	

APPLICABLE ZONING CODE TEXT

§ 153.039

Dublin - Land Usage

LOW DENSITY POD (Cont.d)			
Yard Requirements (Cont'd)	Rear Yard	40 feet, except that no rear yard shall be required for a yard abutting a rail right-of-way	
HIGH DENSITY POD			
Lot Requirements	Lot Area	Not more than 30 acres	
	Lot Width	100 feet	
	Lot Coverage	80% maximum	
Yard Requirements	Front Setback	Primary Street	Not less than 15 feet; nor more than 30 feet
		Secondary Street	15 feet
	Side Yard	20 feet + 5 feet for every story over 3	
	Rear Yard	40 feet, except that no rear yard shall be required for a yard abutting a rail right-of-way	

(B) Building requirements.

(1) Intent. Buildings within the Innovation Center Development Districts shall reflect the high standard of development that is found throughout the community while seeking to accommodate the unique nature of uses within the Districts. All development in the Innovation Center Development Districts shall be required to meet the objective architectural standards of this section unless a modification is approved, as provided herein. These requirements are not intended to stifle innovative architectural design but are instead intended to set a level of expectation for development in the Districts.

(2) The design of buildings within the LDP and HDP Districts shall consider the following criteria:

(a) The visual and functional components of the building, including but not limited to, materials, building height, massing and proportion, and roof shape and slope are complementary to the existing architecture in the city and to the existing architecture in the Innovation Center Development Districts.

(b) The design is consistent with the look and feel of a high-end technology or research uses where applicable. Consideration shall be given to the unique nature of the use or the interior arrangement of uses and activities within the structure.

(c) Where contemporary designs and modern images for buildings are used, they shall be compatible with the size, scale, color, material and character of the property, neighborhood, or environment.

APPLICABLE ZONING CODE TEXT

153.039

(d) Durable building materials, simple configurations and solid craftsmanship will be used.

(3) Building variation:

(a) Façades. All sides of a principal building shall display a consistent level of quality and architectural interest. Each street-facing elevation for principal buildings on corner and through lots shall be required to vary the design of the façade. The building's architectural features and treatments shall be distributed through all of the façades.

(b) Fronts of main buildings shall be varied through the use of bays, insets, balconies, porches, stoops or other variations as described in (c) below.

(c) Building walls that are less than 250 feet in length shall have design variations to assure that the building is not monotonous in appearance. Variations shall be applied for each 60 feet of building length. Building walls that are 250 feet or more shall have variations applied for each 90 feet of building length.

(d) Acceptable variations include, but are not limited to, any of the following:

1. Recesses and projections along the building façade. Variations in depth shall be a minimum of 18 inches;
2. Architectural details or features, or changes in building materials that effectively articulate the building front;
3. Multiple, smaller roof elements and varied eave lines;
4. Enhanced ornamentation around building entryways; and
5. Variations in building height of 10 feet or more.

(4) Roofs:

(a) Flat roofs are permitted, but shall not be visible when viewed from street level and shall be enclosed by parapets a minimum of 42 inches high, or as required to conceal mechanical equipment. Parapets on flat roofs shall not be included in the calculation for building height.

(b) Pitched roofs, when used, shall be moderately steep and include complex forms and elevation variations. Pitched roofs shall be symmetrically sloped no less than 5:12, except that entryways may have a slope of not less than 2:12.

(c) Dormers, porches, and other similar secondary architectural features may have roofs with a minimum 4:12 pitch. Deep eaves and overhangs are encouraged.

APPLICABLE ZONING CODE TEXT

§ 153.039

(d) For pitched roofs, natural and natural-looking roofing materials, such as wood shakes, textured shingles, slate, ceramic/fiberglass slate and tile shall be used. Twenty-five year "true" dimensional asphalt shingles are acceptable.

(5) Materials:

(a) Eighty percent of walls shall be constructed of primary materials, provided that no single material shall be used to meet this requirement. The following are acceptable primary and secondary building materials, as noted.

1. Primary materials:

A. Brick;

B. Glass;

C. Stone, such as Ohio limestone (natural or high-quality synthetic);

D. HardiPlank equivalent or better siding; and

E. The ART may approve other primary building materials of similar quality to the permitted primary materials.

2. Secondary materials:

A. Gypsum Reinforced Fiber Concrete (for trim and cornice elements only);

B. Metal;

C. Split faced block (piers, foundation walls and chimneys only); and

D. EIFS.

(6) Building entries:

(a) Principal buildings shall have at least one public entrance facing a public street, main parking lot, or connection to a parking structure serving the building.

(b) Any public entrance shall be clearly identified using an awning (not including canvas materials), paving treatments, change in roofline or other features, such as signs, canopies, porticos, arcades, arches, wing walls, or integral planters. Other methods, such as unique color treatments or other similar means may be approved provided the same effect is achieved.

(7) Height:

APPLICABLE ZONING CODE TEXT

§ 153.040

(a) **Maximum heights:**

1. **High Density PODs:** Maximum building height is five stories or 70 feet, whichever is lower; with development height incentives, up to a maximum total of seven stories or 80 feet, whichever is lower.

2. **Low Density PODs:** Maximum building height is three stories or 45 feet, whichever is lower; with development height incentives, up to a maximum total of five stories, or 60 feet, whichever is lower.

(b) **Incentives.** Development height incentives are offered to induce applicants to provide various amenities or other activities that add vitality, environmental sensitivity and other activities consistent with the Community Plan. To this end, the maximum height may be increased by providing one or more of the following:

1. The building is designed to qualify for a Leadership in Energy and Environmental Design (LEED) Green Building Rating, or other similar accepted rating system;

2. The site and/or building uses innovative stormwater provisions, such as rain gardens, green roofs, etc., to accommodate more than 50% of calculated stormwater flow required to be controlled; or

3. Use of a parking structure for at least 75% of required parking.
(Ord. 13-08, passed 4-7-08)

~~§ 153.040 VILLAGE CENTER AND COMMUNITY CENTER DISTRICT DEVELOPMENT REQUIREMENTS.~~

~~(A) *Design intent and development requirements.*~~

~~(1) Design intent. Generally, the following design principles apply to the Village and Community Center Districts:~~

~~(a) There should be a variety of uses, services and building types that serve the needs of residents, workers and visitors alike;~~

~~(b) Buildings should generally line streets;~~

~~(c) Parking, except for on-street parking, shall be screened from public view, located behind buildings or treated architecturally to be compatible with adjacent uses;~~

~~(d) On pedestrian-oriented streets where retail uses are to be concentrated, the ground level of buildings should include shops, restaurants, and similar uses or treatments (such as windows awnings, entranceways) that encourage activity along the sidewalk;~~