



**CITY OF DUBLIN...**

## PLANNING REPORT

### PLANNING AND ZONING COMMISSION

**FEBRUARY 19, 2009**

**Land Use and  
Long Range Planning**

5800 Shier-Rings Road  
Dublin, Ohio 43016-1236

Phone/ TDD: 614-410-4600

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Web Site: [www.dublin.oh.us](http://www.dublin.oh.us)

#### SECTION I - CASE INFORMATION:

**1. OSU Medical Center Sign  
08-110AFDP/CDD**

**3900 Stoneridge Lane  
Amended Final Development Plan  
Corridor Development District**

- Proposal:** Modifications to two existing ground signs, the addition of a directional sign, and the addition of an awning for an existing building within the approved JALL Planned Unit Development, located at the intersection of Stoneridge Lane and Dublin Center Drive.
- Request:** Review and approval of an amended final development plan under the Planned District provisions of Code Section 153.050 and a Corridor Development District application under the provisions of Code Section 153.115.
- Applicant:** Garth Dahdah, Ohio State University Internal Medicine, LLC.
- Planning Contacts:** David Stromberg, Planning Assistant or Jennifer M. Rauch, AICP, Planner II
- Contact Information:** (614) 410-4600, [dstromberg@dublin.oh.us](mailto:dstromberg@dublin.oh.us) or [jrauch@dublin.oh.us](mailto:jrauch@dublin.oh.us)

#### **Case Summary**

This is a request for review and approval of an amended final development plan for a site within the JALL Planned Unit Development (PUD) located within the Corridor Development District. The proposal includes modifications to two existing ground signs, the addition of a directional sign and the addition of an awning. In Planning's opinion, the proposal complies with the applicable review criteria, and approval is recommended.

#### **Case Background**

The site is located within the JALL PUD which was established by City Council in July 1987. The final development plan for the OSU Medical office building was approved by the Planning and Zoning Commission in April 1992 in tandem with a text revision for the JALL PUD, which was subsequently approved by City Council in June 1992. The text revision focused on right-of-way dedication for the expansion of Stoneridge Lane and clarifying language ensuring connectivity between parcels within the JALL PUD. A revised final development plan for a 12,000-square-foot addition to the OSU Medical office building was approved by the Planning and Zoning Commission in March 1996.

## **Site Description**

### *Location*

The 3.5-acre site is located at the northwest intersection of Stoneridge Lane and Dublin Center Drive, approximately 375 feet south of West Dublin-Granville Road. The southern border of the site is created by Stoneridge Lane, which provides two full access points to the site. An “exit only” driveway is located in the northeast portion of the site which connects to a shared drive with Gordon Food Service located directly to the north.

### *Surrounding Sites and Zoning*

Properties to the north are within the JALL PUD and include Gordon Food Service and the Ohio Healthcare Federal Credit Union. Property to the northwest includes additional medical offices as part of the separate Stoneridge Medical Center PUD. The property to the south is part of the Stoneridge Village PUD and includes an existing office building and a vacant parcel where National Church Residents recently proposed an independent living facility. To the east is the Lexus of Columbus PUD, currently under renovation for building and site improvements.

### *Existing Site Conditions*

The site contains a 29,500-square-foot, L-shaped building with parking located along the eastern, southern and western sides. There are two ground signs, one at the southwest entrance to the site and the other at the corner of Dublin Center Drive and Stoneridge Lane. The second sign was heavily damaged during the fall windstorm and is no longer in use. A directional “exit only” sign is located at the northeast driveway.

## **Plan Description**

### *Overview*

The proposal includes:

1. Refacing the existing ground sign at the southwest entrance and the reconstruction;
2. Relocation of the damaged ground sign at the intersection of Dublin Center Drive and Stoneridge Lane;
3. A new directional sign at the northwest corner of the site; and
4. An awning over the main entrance on the western side of the building.

### *Ground Sign Modifications*

The modification to the existing sign located at the southwestern entrance includes the replacement of the 17-square-foot sign face, to be internally illuminated with a dark bronze background, white copy and a red OSU logo.

A new sign of the same design and size is proposed at the intersection of Dublin Center Drive and Stoneridge Lane. This sign will be mounted on an 11.25-inch brick base matching the existing brick of the building. This proposed sign will be perpendicular to Dublin Center Drive to provide increased visibility and located eight feet from the right-of-way, outside of the sign visibility triangle. The applicant will replace any trees compromised by the relocation. Code requirements for size, location, height, color and secondary image have been met for both signs.

### *Proposed Directional Sign*

The proposed directional sign will be four square feet and 36 inches from grade. The black sign with white copy will display the building address and an arrow to direct vehicles approaching

from Dublin-Granville Road to Dublin Center Drive and Stoneridge Lane. The sign must be located eight feet from the right-of-way. It is currently shown at two feet. The plans currently show the sign located two feet from the right-of-way.

*Proposed Awning*

The proposed awning will be placed on the western side of the building over the main entrance. The awning is 3.5 feet tall by 11 feet wide and 11 feet 9 inches in total height. The proposed color is Toasty Beige.

**SECTION II - REVIEW STANDARDS**

**Amended Final Development Plan**

The purpose of the Planned Unit Development process is to encourage imaginative architectural design and proper site planning in a coordinated and comprehensive manner, consistent with accepted land planning, landscape architecture, and engineering principles. The PUD process consists of up to three stages:

- 1) Concept Plan (Staff, Commission, and/or City Council review and comment);
- 2) Zoning Amendment Request (Preliminary Development Plan; Commission recommends and City Council approves/denies); and
- 3) **Amended Final Development Plan (Commission approves/denies).**

The intent of the final development plan is to show conformance with and provide a detailed refinement of the total aspects of the approved preliminary development plan (rezoning). The final development plan includes all of the final details of the proposed development and is the final stage of the PUD process. The Commission may approve as submitted, approve with modifications agreed to by the applicant, or disapprove and terminate the process. If the application is disapproved, the applicant may respond to Planning and Zoning Commission's concerns and resubmit the plan. This action will be considered a new application for review in all respects, including payment of the application fee. Appeal of any action taken by the Commission shall be to the Court of Common Pleas in the appropriate jurisdiction. Following approval by the Commission the applicant may proceed with the building permit process.

**Evaluation and Recommendation based on Amended Final Development Plan Criteria**

Section 153.055(B) of the Code identifies criteria for the review and approval of an amended final development plan. The criteria are arranged in the following categories and may be in a different order than listed in the Code:

*Adopted Policies and Plans (Criteria 1, 3, 9, & 10). The proposed plan conforms to the approved preliminary development plan, has adequate public facilities and open spaces, is carried out in progressive stages, and conforms to all other applicable zoning text and Code requirements.*

**Criteria met through condition:** The proposed ground sign modifications meet the Code requirements for size, height, location, color and secondary image. The proposed awning meets the architectural standards listed in the development text. The proposed directional sign must be placed eight feet from the right-of-way (Condition 1).

*Site Safety and Circulation (Criteria 2 & 5). The proposed plan provides for safe and efficient pedestrian and vehicular circulation and provides adequate lighting for such uses.*

**Criteria are met:** The proposed awning and refacing of the existing southeast ground sign do not affect pedestrian or vehicular circulation. The relocation of the ground sign at the intersection of Dublin Center Drive and Stoneridge Lane does not affect circulation as it is located outside of the sight visibility triangles. The proposed directional sign will ensure the exit only traffic pattern is maintained in the northern portion of the site, enhancing vehicular circulation.

*Development Details (Criteria 4, 6, 7, & 8). The details of the development are sensitive to the natural characteristics of the site, include appropriate landscaping and signs, and provide adequate storm drainage.*

**Criteria met through condition:** The proposed sign face replacement and relocation, in addition to the directional sign will aid in identification of the site. Any trees compromised by the relocation of the southeast ground sign must be replaced by the applicant (Condition 2). The proposed awning will not significantly alter the appearance of the building as it is not visible from the public right-of-way.

### **Corridor Development District**

The Planning and Zoning Commission is responsible for reviewing all site plans, exterior construction, building additions and modifications within the Corridor Development District overlay under the provisions of Code Section 153.115. An amendment to the Corridor Development District Ordinance was approved by City Council on May 16, 2005 to add signs to the items the Planning and Zoning Commission is to review. The Planning Commission is to make a recommendation within 30 days. If the application is disapproved, the Commission should state its reasons for doing so. A disapproval or approval with modifications may be appealed to the Board of Zoning Appeals in accordance with the provisions of Section 153.235.

### **Evaluation and Recommendation based on Corridor Development District Criteria:**

Section 153.115 of the Code identifies criteria for the review and approval of modifications within the Corridor Development District. Following is an evaluation by Planning based on those criteria. The criteria are arranged in the following categories and may be in a different order than listed in the Code:

*Design. The design of new structures and of new additions to existing structures, including new site improvements and all new and revised signage, shall take into account architectural style, general design, arrangement, texture, material and color so that the image of Dublin is maintained as a quality community. Evaluation of the appearance of a project shall be based on the quality of its design and its relationship to its surroundings.*

**Criterion met.** The proposed sign and awning modifications are of a quality design and complement the existing architectural style of the property.

*Signs. Sign material, shape, color and illumination shall be indicated and consistent with the Dublin Sign Code and other signage in the area. The signage shall take into account architectural style, general design, arrangement, texture, material and color so that the image of Dublin is maintained as a quality community. Evaluation of the appearance of a project shall be based on the quality of its design and its relationship to its surroundings.*

**Criterion met through conditions.** The proposed signs and awning comply with the requirements of the Code and the approved development text, as conditioned.

**SECTION III –RECOMMENDATION: Approval with Condition**

In Planning’s opinion, this proposal complies with the both the criteria of the amended final development plan and the Corridor Development District. The proposed sign modifications will improve building identification and the proposed awning will provide shelter for patrons. Planning recommends approval with two conditions.

**Conditions:**

1. The proposed directional sign be placed eight feet from the right-of-way; and,
2. Any trees damaged by the relocation of the ground sign at Dublin Center Drive and Stoneridge Lane shall be replaced by the applicant.

## **Corridor Development District**

### **Review Criteria:**

Section 153.115(D)(2) of the Code identifies criteria for the review and approval of modifications within the Corridor Development District.

(g) Design. The design of new structures and of new additions to existing structures, including new site improvements and all new and revised signage, shall take into account architectural style, general design, arrangement, texture, material and color so that the image of Dublin is maintained as a quality community. Evaluation of the appearance of a project shall be based on the quality of its design and its relationship to its surroundings.

(h) Signs. Sign material, shape, color and illumination shall be indicated and consistent with the Dublin Sign Code and other signage in the area. The signage shall take into account architectural style, general design, arrangement, texture, material and color so that the image of Dublin is maintained as a quality community. Evaluation of the appearance of a project shall be based on the quality of its design and its relationship to its surrounding.

## **Amended Final Development Plan**

### **Review Criteria**

In accordance with Section 153.055(B) *Plan Approval Criteria*, the Code sets out the following criteria of approval for a final development plan:

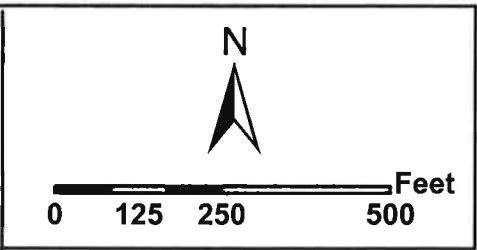
- 1) The plan conforms in all pertinent respects to the approved preliminary development plan provided, however, that the Planning and Zoning Commission may authorize plans as specified in §153.053(E)(4);
- 2) Adequate provision is made for safe and efficient pedestrian and vehicular circulation within the site and to adjacent property;
- 3) The development has adequate public services and open spaces;
- 4) The development preserves and is sensitive to the natural characteristics of the site in a manner that complies with the applicable regulations set forth in this Code;
- 5) The development provides adequate lighting for safe and convenient use of the streets, walkways, driveways, and parking areas without unnecessarily spilling or emitting light onto adjacent properties or the general vicinity;
- 6) The proposed signs, as indicated on the submitted sign plan, will be coordinated within the Planned Unit Development and with adjacent development; are of an appropriate size, scale, and design in relationship with the principal building, site, and surroundings; and are located so as to maintain safe and orderly pedestrian and vehicular circulation;
- 7) The landscape plan will adequately enhance the principal building and site; maintain existing trees to the extent possible; buffer adjacent incompatible uses; break up large expanses of pavement with natural material; and provide appropriate plant materials for the buildings, site, and climate;
- 8) Adequate provision is made for storm drainage within and through the site which complies with the applicable regulations in this Code and any other design criteria established by the City or any other governmental entity which may have jurisdiction over such matters;
- 9) If the project is to be carried out in progressive stages, each stage shall be so planned that the foregoing conditions are complied with at the completion of each stage; and
- 10) The Commission believes the project to be in compliance with all other local, state, and federal laws and regulations.

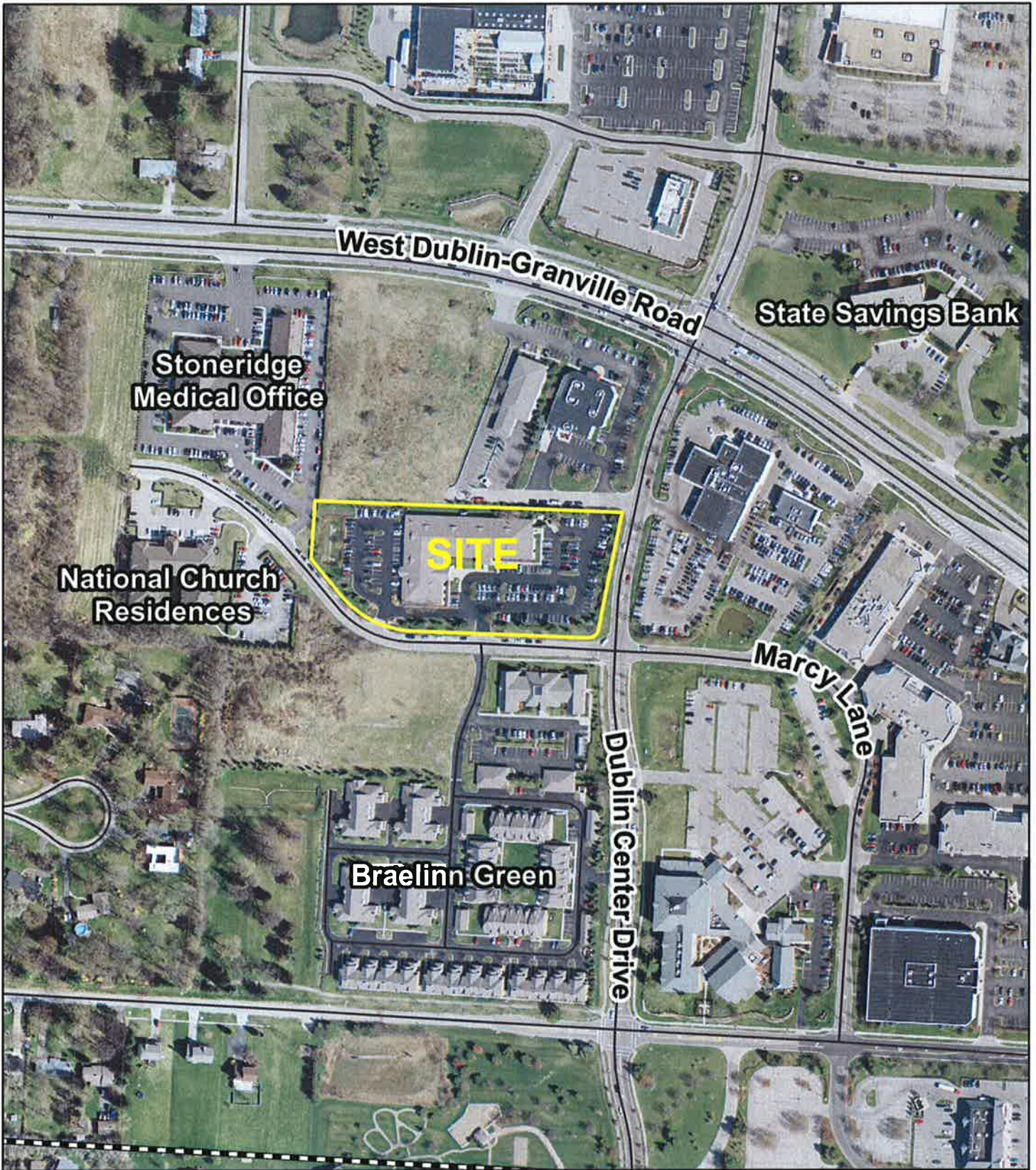


City of Dublin  
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08-110AFDP/CDD  
Amended Final Development Plan/  
Corridor Development District  
OSU Medical Center  
3900 Stoneridge Lane

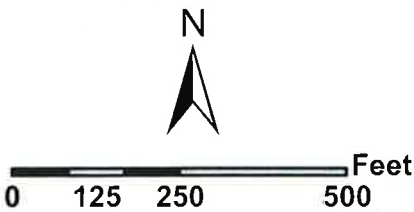




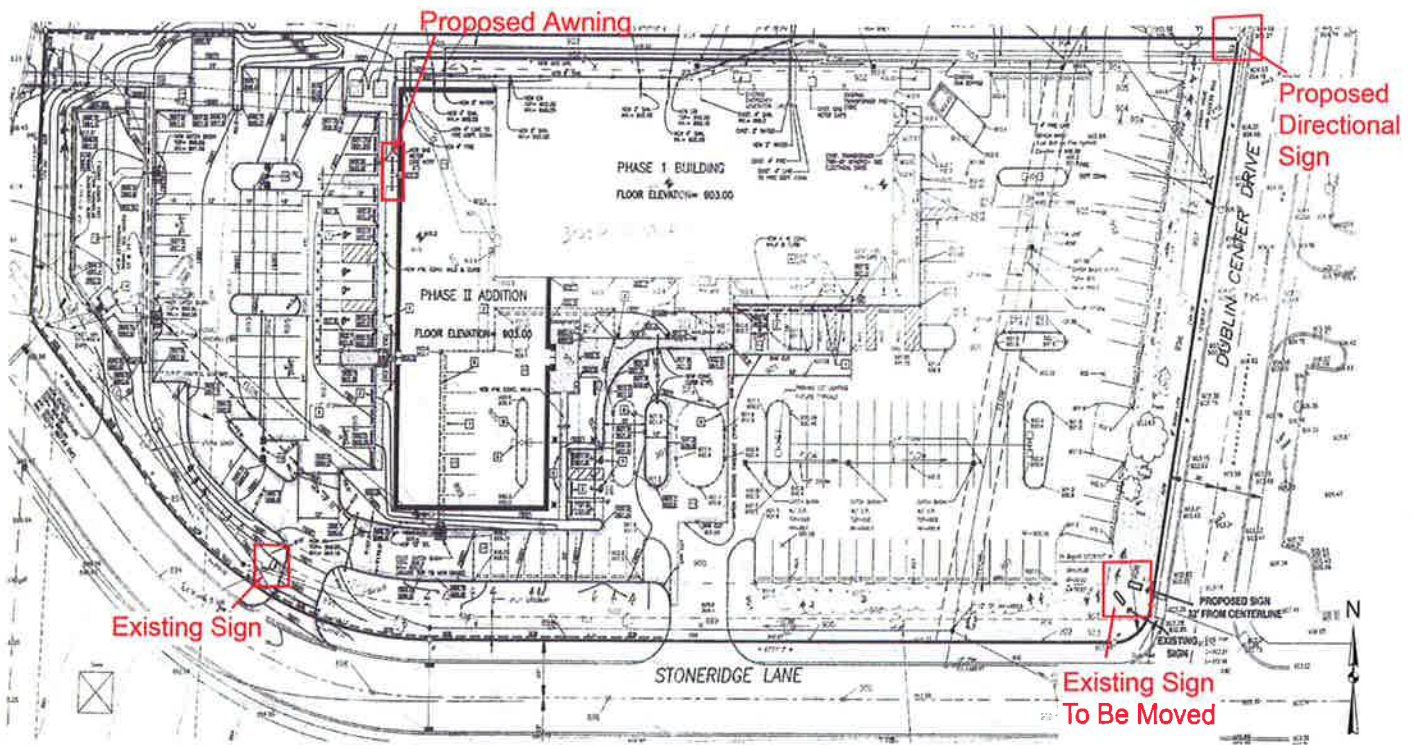
City of Dublin  
Land Use and  
Long Range Planning



Development Context  
08-110AFDP/CDD  
Amended Final Development Plan/  
Corridor Development District  
OSU Medical Center  
3900 Stoneridge Lane



# Proposed Site Plan



# Proposed Signs



Directional Sign



Ground Sign

# APPROVED DEVELOPMENT TEXT

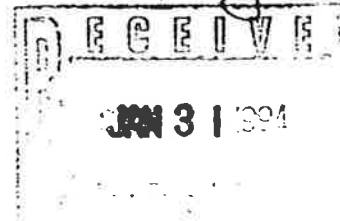
Z86-001 ORDINANCE NO. 14-86  
Z92-006 ORDINANCE NO. 32-92  
Z93-016 ORDINANCE NO. 92-93  
FINAL DEVELOPMENT PLAN TEXT  
FOR JALL INVESTMENTS P.U.D. ZONING APPLICATION  
CONSISTING OF 12.049 ACRES  
(ALSO KNOWN AS RESERVE "B" OF PREVIOUSLY APPROVED  
REZONING APPLICATION Z87-001)

Applicant: JALL Investments  
261 South Front Street  
Columbus, Ohio 43215

Applicant's  
Agent: Glenn Garland  
CB Commercial Real Estate  
65 East State Street  
Columbus, Ohio 43215  
(614) 463-5980

Applicant's  
Lawyer: W. Vincent Rakestraw  
Resch, Root & Rakestraw  
6400 Riverside Drive  
Dublin, Ohio 43017  
(614) 889-0990

*Approved Zoning text for  
JALL property, 12.049 acres*



08-110AFDP/CDD  
OSU Medical Center  
3900 Stoneridge Lane

# APPROVED DEVELOPMENT TEXT

## INTRODUCTION

The proposal includes the rezoning of 12.049 acres located at the southeast corner of Dublin-Granville Road and Dublin Center Drive. The proposed P.U.D., Planned Unit Development District, rezoning is anticipated to be transitionally compatible with the existing automobile dealership and the existing retail user to the east of applicant's site and blend with the existing Stoneridge Office Center situated to the west. The first phase included an existing free standing building on 3.4 acres reconfigured to 3.8 acres to accommodate new road which has been rezoned as referenced below. This facility, occupied by Designer Shoe Warehouse, is located on the northeast corner of the site. The developer, having consulted with the City of Dublin Planning Staff, feels that making an application for a P.U.D. District is in the best interest of the City. The P.U.D., along with the covenants and deed restrictions to be placed by the developer on the property, will allow specific controls over the development of this parcel. This application incorporates the previously approved P.U.D. plan under Application No. 287-001 for the Phase One development, and Application No. 292-006 for the Phase Two development.

The second phase of development consists of a medical office facility as approved by the City of Dublin under Application No. 292-006 and Dublin Ordinance No. 32-92. It is now under construction on the site area of 3.5 acres.

The third and final phase of the development has a site area of approximately 4.7 acres which fronts on Dublin-Granville Road. This acreage would be split into two tracts of 1.2 acres and 3.5 acres, respectively, and permitted uses under CC, Community Commercial are requested for these tracts. CC, Community Commercial permitted uses are requested except for those listed on page 3.

The proposed development of this P.U.D. incorporates a dedicated street, Dublin Center Drive, to the east. The service road to the south of applicant's property, known as Stoneridge Lane, was constructed at developers expense and will be dedicated to the City of Dublin. Stoneridge Lane will eventually connect existing Martin Road and Dublin-Granville Road through cooperative efforts of applicant, developers of other real property and the City of Dublin. The applicant built his portion of the service road at his own expense and without relying upon City of Dublin financial assistance.

During development and construction, every reasonable effort shall be taken to insure that the undeveloped land be kept

# APPROVED DEVELOPMENT TEXT

in a good condition and as free from litter, construction materials and equipment as is consistent with sound construction practices.

The 1.2 acre tract is under contract to become a McSwain Carpet retail store. The 3.5 acre tract is not under contract.

# APPROVED DEVELOPMENT TEXT

## ARCHITECTURAL STANDARDS

It is the intention of the applicant to be sensitive to the existing automobile dealership and retail user located to the east and the Stoneridge office complex located to the west. Each of the bordering properties represent a different architectural statement and design. The applicant and the City of Dublin Planning Staff are of the opinion that transitional architectural standards are important for this project. Toward that end, the following will be adopted by the applicant.

Architectural standards will be sensitive to the architectural character found in the Stoneridge Office Center and other surrounding development. The deed restrictions will require the approval of architectural, landscaping and signage plans by JALL Investments or their designee through the entire development of this site. The use of natural materials will transition, maintain and enhance the architectural statement already established at the Stoneridge Office Center and other surrounding development. The JALL Design Standards, as they apply to other uses to be developed on the P.U.D. site, shall include the following:

Phase Two and Three construction will commit to the use of natural materials. Primary building materials shall be Dublin stone, cedar siding or other compatible material. Accent materials shall be limestone, cultured stone or stucco/dryvit with color selections that are compatible to the surrounding buildings. Gables roofs with gray or brown textured shingles or other compatible material will be utilized in conjunction with glass and bronze anodized windows and doors. The overall building height will not exceed 40 feet. Phase Three's architectural details will be compatible with the details, materials and accent colors of Phase Two. Mechanical units, dumpsters and satellite dishes will be fully screened within Phases Two and Three. Both phases will incorporate similar roof pitch, roof materials and glass/window treatment. Signage between Phases Two and Three will be similar and architecturally integrated with the buildings (both will use either wall or ground-mount type signs), and integrated through all Phases.

# APPROVED DEVELOPMENT TEXT

## PROPOSED USES

The following uses will be permitted within the development site. The applicant will limit the uses to those permitted as set forth in Chapter 1163, CC, Community Commercial District, of the Dublin Planning and Zoning Code with the following exceptions. Those uses stated below will not be permitted uses:

- 551 Motor Vehicle Dealers (New and Used Cars)
- 552 Motor Vehicles Dealers (Used Cars Only)
- 553 Tire, Battery and Accessory Dealers
- 554 Gasoline Service Station/Automotive Repair
- 559 Miscellaneous Aircraft, Marine and Automobile Dealers
- 7013 Motels
- 702 Rooming and Boarding Houses
- 726 Funeral Service

Any conditional uses will not be precluded by this application but are subject to appropriate approval consistent with the Dublin Planning and Zoning Code.

# APPROVED DEVELOPMENT TEXT

## PROPOSED PROVISION OF UTILITIES

Water, natural gas, electric and sanitary sewer are available to the site along Dublin-Granville Road. Storm water drainage is currently being serviced by an open ditch along the road and will be improved by storm sewers upon the widening of Dublin-Granville Road as well as acceptable containment methods designed in compliance with Dublin standards and will be submitted for review and approval by the City Engineer at Final Development Plan submission for this development. The design of all utility lines, and an adequate surface discharge system, will be by a registered professional engineer.

# APPROVED DEVELOPMENT TEXT

## PROPOSED TRAFFIC CIRCULATION

The applicant has constructed a north-south service road known as Dublin Center Drive which has a dedicated fifty (5) foot right-of-way and a thirty-six (36) foot wide paved roadway on the site's eastern perimeter. The applicant agreed to provide one (1) curb cut along Dublin Center Drive.

The applicant on the north of this site has dedicated land to a distance of fifty-six (56) feet from the centerline of Dublin-Granville Road for the future widening of Dublin-Granville Road. Access along this frontage is limited to one (1) ingress/egress to service the site with right-in and right-out only turn movements, as set forth on the site plan.

On the southern boundary, Stoneridge Lane has been relocated with the approval of the City of Dublin and built at applicant's expense as a dedicated street. The applicant dedicated a fifty (50) foot right-of-way along the entire southern border of the site. Further, the applicant built, to City of Dublin specifications and at developer's expense, a thirty-two (32) foot paved street as part of any new development on the site.

Further, developer will construct a private twenty-eight (28) foot service road east and west on the existing property line of Phase Two to service Troon and McSwain properties, as well as future use of the 3.5 acre tract, and be internally connected with cross access among the parcels.

# APPROVED DEVELOPMENT TEXT

## SITE DEVELOPMENT SCHEDULE

Applicant anticipates commencement of Phase Three construction during the 1994 building season, beginning immediately after zoning and closing of the purchase of the property.

# APPROVED DEVELOPMENT TEXT

## DEVELOPMENT STANDARDS AND DESIGN GUIDELINES

Applicant incorporates this text and the site plan presented to the Dublin Planning and Zoning Commission as a commitment by developer.

### A. Project Density

1. The maximum densities will be 7,000 sq. feet on 1.2 acres and 19,250 sq. feet on 3.5 acres, or a gross of 25,250 sq. feet on the remaining acreage.

### B. Parking Standards/Vehicular Circulation

1. Parking for all uses will be developed in accordance with the City of Dublin Code.
2. Safe, convenient and integrated cross access as shown on the schematic development plans shall be provided between adjacent phases or properties, subject to final approval by city staff and the Planning and Zoning Commission.
3. Free-standing handicap signs shall be installed in accordance with Section 351.04(e) of the Dublin Codified Ordinances.

### C. Lighting

1. All lighting within parking areas shall be cut-off type fixtures (downlighting) and shall conform with the Dublin Lighting Guidelines. No fixture shall exceed a height of 30 feet.
2. All pedestrian/walkway area lighting shall be low cut-off type fixtures, directing light onto the walkway surfaces, therefore, eliminating unneeded light pollution.
3. All external outdoor lighting fixtures to be used within the given development shall be from the same family or similar manufacturers type to ensure aesthetic compatibility. All light poles and standards shall conform to those in Phase One.

### D. Signage and Graphics

1. All sign frames, poles and supports shall be dark in color. All signage and graphics shall be integrated with the building and the development, and coordinated among all phases of the project.

# APPROVED DEVELOPMENT TEXT

2. Internally illuminated graphics shall be permitted as well as externally lighted signs that do not interfere with safe vehicular movement.
3. Individual wall signage shall be integrated within the architectural design of the building facia, and shall be of the same family and color as other such signs within development.
4. Applicant is not proposing identification signage at the entrance.

## E. Setbacks

1. The setback for parking or pavement along Dublin-Granville Road shall be thirty-five (35) feet and be entirely landscaped in accordance with this agreement. The minimum setback for the buildings shall be one hundred (100) feet which will align with Phase One. In no event shall the building setback from Dublin-Granville Road exceed the setback of the Stoneridge Medical Building as measured from the existing northeast building corner to the north property line.

# APPROVED DEVELOPMENT TEXT

## LANDSCAPING

### General Landscape Requirements

The overall goal of the JALL P.U.D. landscaping plan is to utilize significant landscaping within the development site and required parking areas. The applicant will also align the parking areas to lessen their visual presence.

The JALL P.U.D. will meet the required quantity of landscape material per the Dublin Landscape Code and will exceed this code in total caliper inches within the development. Minimum tree size shall be 2" to 2-1/2" caliper for deciduous shade trees, 6' to 8' for evergreen trees, and 1-1/2" to 2" caliper for ornamental trees. Issues as to specific treatment will be as follows:

#### a. Preservation

Every reasonable effort will be made to preserve the existing trees and vegetated areas on the site. These efforts shall include identification of existing trees on plans, limiting regrading and soil compaction activity near existing trees and installing snow fencing during all phases of construction ten (10) feet outside of the drip line.

#### b. Mounding

Parking areas will be screened from State Route 161 by mounding to a minimum height of three feet from the top of mound to parking lot elevation except to preserve existing trees consistent with staff recommendations. Mounding areas will also be partially landscaped with evergreen and deciduous low shrubs to provide further buffer to the parking lots. Clear sight distances shall be maintained for safety.

#### c. Landscape Treatment Along Dedicated Road Frontage

A mixture of deciduous shade trees, evergreen trees, deciduous ornamentals and evergreen and deciduous shrubs will be located along bordering thoroughfares. Landscape material will be grouped to provide more impact and allow visual corridors to the users to remain open. However, a regular street tree program will be implemented. Clear sight distances shall be maintained for safety.

#### d. Landscaping Within the Parking Lots

Deciduous shade trees, ornamentals, and evergreen and deciduous shrub material will be placed within the parking lots to help visually break up the parking area while preserving reasonable views of user spaces.

# APPROVED DEVELOPMENT TEXT

## e. Screening at Back of Services Areas

All service areas will be sufficiently screened with evergreen plant material and mounding or other compatible screening to a minimum height of six feet with an opacity level of 100%. A solid wood fence may be used in lieu of plant material screen, but additional evergreen or deciduous plant material should augment this fence to provide aesthetic variety. The dumpsters will be screened to Code with compatible materials. Landscape density increases are reflected on the site plan submitted sensitive to the contiguous properties to the south and west.

## f. Entry "Gateway" Features

The low stone wall fronting the Stoneridge Office Center along Dublin-Granville Road will be continued to the east and blend with the right turn in/right turn out cut. The stone wall will be continued 100 feet to the east of the existing Stoneridge Office Center and blend with wood, stone, landscaping or other compatible architectural material to connect with the proposed gateway feature. This extension will allow combinations of mounding, stucco, stone or other compatible material on the south side of the wall extension. A landscape focal point will be placed at the Dublin-Granville Road entrance to create a landscape focus. Visual green corridors and other landscaped architectural features will blend with pedestrian areas, vehicular areas and the building locations.

## g. Maintenance

The developer or ultimate user will maintain all landscape areas for the life of the project in accordance with a maintenance agreement to be provided at a later date.



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

**March 14, 1996**

**CITY OF DUBLIN**

5800 Shier Rings Road  
Dublin, OH 43016-1236  
Phone/TDD: 614/761-6550  
Fax: 614/761-6506

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

- 5. Corridor Development District CDD96-003/Revised Final Development Plan - Department of Medicine Foundation - JALL PUD - 3900 Stoneridge Lane**  
**Location:** 3.5 acres located on the northwest corner of Dublin Center Drive and Stoneridge Lane, approximately 400 feet to the south of SR 161.  
**Existing Zoning:** PUD, Planned Unit Development District (JALL Plan).  
**Request:** Review and approval of a revised final development plan under Section 153.056, and a Corridor Development District application under Section 153.115 for a building addition.  
**Proposed Use:** A 12,000 square foot addition to an existing 17,500 square foot medical office building, and a parking lot expansion.  
**Applicant:** Department of Medicine Foundation of Ohio, Inc., c/o John Razem, Chief Operating Officer, 3900 Stoneridge Lane, Dublin, Ohio 43017.

**Motion:** To approve this Corridor Development District/revised final development plan because it is consistent with the land use and design character established in the area, the expansion meets the economic development goals of the City, and meets the requirements of the JALL PUD text with the following five conditions:

- 1) That all building materials match the existing structure, and that samples of such materials be submitted for staff approval prior to applying for a building permit;
- 2) That all exterior lighting meet the requirements of the Dublin Lighting Guidelines;

**Dublin Planning and Zoning Commission  
Record of Action**

**March 14, 1996**

**5. Corridor Development District CDD96-003/Revised Final Development Plan -  
Department of Medicine Foundation - JALL PUD - 3900 Stoneridge Lane  
(Cont.)**

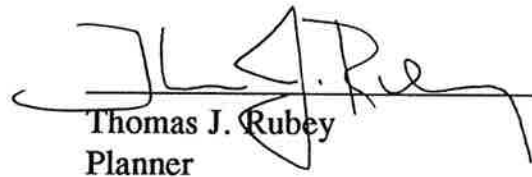
- 3) That additional trees be planted along the west property line to meet Code requirements, and that any dead, dying or missing plant material on the site be replaced by October 15, 1996, as determined necessary by field inspection;
- 4) That the stormwater retention plan be redesigned to minimize the need for retaining walls, to the greatest extent possible, subject to staff approval; and
- 5) That the applicant provide and construct vehicular access to the property to the north in concert with construction of the adjacent private drive or parking lot. Failure to install this connection will result in the City revoking the occupancy permit for the site.

\* Frank Geary, HBE Medical Buildings, PO Box 419039, St. Louis, Missouri, 63141, representing the applicant, agreed to the above conditions.

**VOTE: 6-0.**

**RESULT:** This Corridor Development District/revised final development plan was approved.

**STAFF CERTIFICATION**

  
Thomas J. Rubey  
Planner

Mr. Peplow asked if the Barton-Aschman study indicated the percentage of decrease in traffic with the alignments. Ms. Fierce said the expectation was that the volume of traffic on Martin Road would be reduced with this connection.

Ms. Boring said the Council minutes included in the staff report had not been corrected and page 4 under Randy Roth said it completed a big circle to go with Federated Boulevard and Dublin Center Drive, not Martin Place.

Ms. Boring thanked Staff for having the community meeting and that the idea was received very favorably and she appreciated the time put into that.

Randy Bowman said this connection can only help the traffic situation in this area. This connection will have a positive affect on the SR 161 traffic and the intersection of SR 161 and Sawmill Road.

Ms. Chinnici-Zuercher said she would use this connection as opposed to taking SR 161 and the Sawmill Road intersection.

Mr. Ferrara said it was very appropriate.

Mr. Sutphen requested that the name, Dublin Center Drive be continued down to the City property southern boundary so that the names do not change.

Mr. Peplow made the motion to approve this amendment to the 1995 Thoroughfare Plan, Krier Drive/Dublin Center Drive Connector at Martin Road and Mr. Rauh seconded the motion. The vote was as follows: Mr. Ferrara, yes; Mr. Sutphen, yes; Ms. Chinnici-Zuercher, yes; Ms. Boring, yes; Mr. Peplow, yes; and Mr. Rauh, yes. (Approved 6-0.)

**5. Corridor Development District CDD96-003/Revised Final Development Plan - Department of Medicine Foundation - JALL PUD - 3900 Stoneridge Lane**

Tom Rubey presented this application. This structure was built several years ago and a preliminary plan was approved by the Planning Commission in 1992 showing the concept for the Phase 2 expansion. This is a 12,000 square foot expansion to an existing 17,000 square foot structure.

The only unresolved issue is stormwater detention. A stormwater detention plan is shown on the site plan along the west portion of the site that has retaining walls and landscaping around the perimeter. Staff feels strongly that it was aesthetically unappealing and

potentially unsafe. The stormwater plan will be revised to hold more water in the parking lot and change the size and location of the stormwater detention pond.

Mr. Rubey said the parking lot will be expanded to 165 spaces. A private access drive extends through the middle of the 12-acre site. The applicant should tie into this section of the private access drive. It has not been extended to their west property line yet and it will happen when the last parcel is developed.

The southern elevation of the building is constructed with a light brick and contains the flat arch design seen throughout this part of the City. The same architectural detailing and design is continued on this expansion to the western portion of the building.

Mr. Rubey said the site meets all lot coverage requirements and represents a 65 percent lot coverage. Staff is requesting that additional deciduous trees be added along the west property line consistent with the landscape code requirements.

Staff is recommending approval with the following five conditions:

- 1) That all building materials match the existing structure, and that samples of such materials be submitted for staff approval prior to applying for a building permit;
- 2) That all exterior lighting meet the requirements of the Dublin Lighting Guidelines;
- 3) That additional trees be planted along the west property line to meet Code requirements, and that any dead, dying or missing plant material on the site be replaced by October 15, 1996, as determined necessary by field inspection;
- 4) That the stormwater retention plan be redesigned to minimize the need for retaining walls, to the greatest extent possible, subject to staff approval; and
- 5) That the applicant provide and construct vehicular access to the property to the north in concert with construction of the adjacent private drive or parking lot. Failure to install this connection will result in the City revoking the occupancy permit for the site.

Frank Geary, with HB, the designers, agreed with the Staff modifications. He asked that in Condition #4, the walls could be minimized and considered one of the acceptable alternates. On Condition #5, the applicant requested that the Phase 2 access point to the adjacent JALL property be installed at the time the JALL property is developed. During Phase 1, the original access points had to be rebuilt to coordinate with the development of the McSwain Carpet property. At this time, a driveway to a vacant lot is unnecessary.

Mr. Rubey said it had been discussed with the applicant and Staff feels strongly that access point needs to be installed at this time. Staff does not know when the JALL residual will be developed. It has been a problem in the past, retro-fitting its pre-existing parking lots and existing sites. One of the major objectives of the JALL zoning district was to provide the interconnection of all the parcels in the site. Staff realized that the development of the JALL residual might create a difference in the grade, but it is the responsibility of this property owner. Staff would like to see the curbcut or access shown now.

Mr. Ferrara asked if the adjacent property owner was granted a waiver when they posted a bond saying that it would be finished at a future date.

Mr. Rubey said that was the extension of Stoneridge Lane (public street). This is the private drive between the subject site and Designer Shoe Warehouse and McSwain Carpet. Mr. Rubey stated that a bond had been received by the city regarding Stoneridge Lane. He said the concern was for the interconnection of the four JALL parking lots through the internal private drive.

Mrs. Boring asked if it could be triggered later. Ms. Clarke responded that staff and the Commission had consistently supported the consolidation of the original parcels, providing combined access, aligning the internal parking lots, and the construction of the service roads. The staff believes that executing the internal circular drive is important to the plan. The staff experience has been that when improvements do not get installed initially, they tend not to be installed later either. She said this is not arbitrary; it is set by the text. She does not, however, want the developer to waste money either.

Ms. Boring asked if it could be bonded. Mr. Banchefsky said a bond does not give the city access to the property to perform the needed work.

Mr. Rauh said there was a considerable grade change where the connection is to be installed. He said it probably will have to be rebuilt after the last parcel is engineered due to this.

Mr. Sutphen supported installing the connection point now. He said historically it is very hard to get these done later.

Frank Geary said this connection would be important to this property owner also. He said they would put these intentions in writing, to record the agreement, but wanted to avoid a second \$5,000-6,000 expenditure.

Mr. Banchefsky suggested that the occupancy permit might be made revokable in order to assure that this connection is made. The applicant said this would be acceptable.

Mr. Ferrara made a motion to approve this revised final development plan because it complies with the JALL requirements, meets the design character of the area, and furthers the economic development goals of the municipality, with the following five conditions:

- 1) That all building materials match the existing structure, and that samples of such materials be submitted for staff approval prior to applying for a building permit;
- 2) That all exterior lighting meet the requirement of the Dublin Lighting Guidelines;
- 3) That additional trees be planted along the western property line to meet Code requirements, and that any dead, dying or missing plant material on the site be replaced by October 15, 1996, as determined necessary by field inspection;
- 4) That the stormwater retention plan be redesigned to minimize the need for retaining walls, and that the use of wet retention be investigated, subject to staff approval; and
- 5) That the applicant provide and construct an access point to the property to the north, and any necessary cross access easements, upon approval of a final development plan for and in concert with the construction of the adjacent private drive or parking lot upon notification by staff. Failure to install this connection, will result in the City revoking the occupancy permit.

Mr. Rauh 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 Ms. Boring, yes. (Approved 6-0.)

**6. Informal - Preliminary Plat - Tuttle Crossing, Section 2 (Thomas/Kohler Property)**

Bobbie Clarke said the first building on this site will be constructed at the extreme northeast corner of the site. It will require several roads to be constructed to service that site. The application is being presented as an informal case so that Commission comments can be incorporated within the engineering design of the plats for the Woerner-Temple extension and Emerald Parkway. There is also a loop road within Subarea A, within the office component. The Rings Road extension has been changed, and it is expected that a portion between Emerald Parkway and Woerner-Temple Road will be taken out of service. The residents would like the access to Rings Road limited. They have requested that the Woerner-Temple extension is constructed through to Avery Road. The City agrees this should be done. The orientation and location of curbcuts are still being considered by the traffic consultants, City staff, and the developer, etc. There is a 75-foot landscape buffer to be installed between the residential properties and this development, in all cases. Currently under consideration now, is a relocation of the bikepath into the buffer.



CITY OF DUBLIN

**DUBLIN PLANNING AND ZONING COMMISSION  
RECORD OF ACTION  
MAY 4, 1995**

The Planning and Zoning Commission took the following action at its regularly scheduled meeting:

- 7. Revised Final Development Plan - Stoneridge Medical Center - 4051 Stoneridge Lane**  
**Location:** 7.785 acres located on the south side of SR 161, approximately 1,700 feet west of Sawmill Road.  
**Existing Zoning:** PUD, Planned Unit Development District.  
**Request:** Review and approval of a building expansion under the provisions of Section 1181.09.  
**Proposed Use:** A 6,900 square foot office addition to an existing 31,000 square-foot medical office center.  
**Applicant:** Phele Investment Properties, c/o Deno Duros, 4051 West Dublin Granville Road, Dublin, Ohio 43017.

**MOTION:** To approve this revised Final Development Plan with the following eight conditions, because it conforms with the character already established in the area, and conforms with the City's economic development strategy:

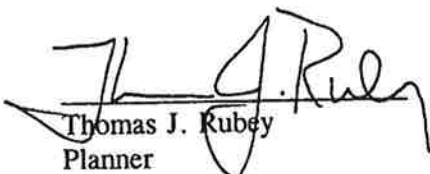
- 1) That all building materials match the existing structure, subject to Staff approval;
- 2) That sufficient right-of-way along SR 161 be dedicated to accommodate road widening, subject to approval of the City Engineer;
- 3) That parcels A and B on the north side of Stoneridge Lane be combined;
- 4) That development standards for the district be submitted, subject to Staff approval;
- 5) That a permanent access easement and joint parking agreement be created with the lot south of the Stoneridge extension, subject to Staff review and approval;
- 6) That nine trees along the west property line and 12 trees along the east property line be installed; additionally, that a three-foot evergreen hedge be installed along all sections of the parking lot, not fully screened, subject to Staff approval;
- 7) That new parking lot lighting conform to the Dublin Lighting Guidelines; and
- 8) That a revised landscape plan and grading plan be submitted, subject to Staff review and approval.

\* Deno Duros agreed to the above conditions.

**VOTE:** 6-0.

**RESULT:** This revised Final Development Plan was approved.

**STAFF CERTIFICATION**

  
Thomas J. Rubey  
Planner

08-110AFDP/CDD  
OSU Medical Center  
3900 Stoneridge Lane

- 1) That a 15-foot minimum rear yard be maintained on site, in accord with the approval by Board of Zoning Appeals;
- 2) That the permitted uses for this structure be limited to light industrial uses;
- 3) That 60 feet of (total) right-of-way from centerline along Avery Road be dedicated to the City, consistent with the Southwest Area Plan and the proposed 1995 Thoroughfare Plan Update;
- 4) That landscaping, lot coverage, service area screening, signage, and lighting meet Code requirements;
- 5) That the applicant install an eight-foot bikepath along the west side of Avery Road;
- 6) That stormwater management be designed to meet the requirements of the City Engineer; and
- 7) That only earthtone colors be used for all phases of the building.

Mr. Fishman seconded the motion. The vote was as follows: Mr. Peplow, yes; Mr. Zawaly, yes; Ms. Chinnici-Zuercher, yes; Mr. Fishman, yes; Mr. Ferrara, yes; Mr. Rauh, abstain. (Approved 5-0-1.)

#### **7. Revised Final Development Plan - Stoneridge Medical Center - 4051 Stoneridge Lane**

Tom Rubey presented this case and slides. He said this is a revised Final Development Plan under the PUD, Planned Unit Development District. The request is for a 6,900 square foot expansion to the existing structure and for a 52-space parking lot, to be located south of Stoneridge Lane. Additional right-of-way (56 feet from centerline) will be needed to comply with the Thoroughfare Plan, and perhaps more for the upcoming widening. The seven-acre site consists of three separate lots and Staff has requested the applicant to extend Stoneridge Lane through the site. Staff requests that the two parcels on SR 161 be combined. An outparcel bank is no longer possible with this building expansion. The structure was built in 1985, and Staff requests that the site be brought into conformance as much as possible.

Staff recommends approval of this application with the following ten conditions:

- 1) That all building materials match the existing structure, subject to Staff approval;
- 2) That the applicant install the section of Stoneridge Lane through the site at this time;
- 3) That street trees be installed along both sides of the Stoneridge Lane extension;
- 4) That sufficient right-of-way along SR 161 be dedicated to accommodate road widening, subject to approval of the City Engineer;
- 5) That the applicant combine parcels A and B on the north side of Stoneridge Lane;
- 6) That the applicant submit development standards for the district, subject to staff approval;
- 7) That a permanent access easement and joint parking agreement be created with the lot south of the Stoneridge extension, subject to Staff review and approval;
- 8) That the applicant install nine trees along the west property line and 12 trees along the east property line. Additionally, that a three-foot evergreen hedge be installed along all sections of the parking lot;
- 9) That new parking lot lighting conform to the Dublin Lighting Guidelines; and

08-110AFDP/CDD  
OSU Medical Center  
3900 Stoneridge Lane