



City of Dublin
**Land Use and Long
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City of Dublin Planning and Zoning Commission

Planning Report

Thursday, January 19, 2012

Vrable Health Care PUD

Case Summary

Agenda Item	4
Case Number	08-116Z/PDP/PP
Proposal	Rezoning for a 6.4-acre parcel from CC, Community Commercial District to PUD, Planned Unit Development District to facilitate the development of an approximately 122,000-square-foot skilled nursing facility. The site is located on the southwest corner of Tuller Road and Tuller Ridge Drive.
Request	<p>Review and recommendation of approval to City Council of a <u>rezoning with a preliminary development plan</u> under the Planned District provisions of Zoning Code Section 153.050.</p> <p>Review and recommendation to City Council of a <u>preliminary plat</u> under the provisions of Sections 152.015 – 152.022 of the Subdivision Regulations.</p>
Site Location	Southwest corner of Tuller Road and Tuller Ridge Drive.
Owner/Applicant Representative	Tuller Henderson LLC; Owner and Allan Vrable; Applicant Ben Hale, Attorney.
Case Manager	Tammy Noble-Flading, Senior Planner. (614) 410-4649 tnoble-flading@dublin.oh.us
Planning Recommendation	<p>Based on Planning's analysis, the proposal complies with the applicable review criteria and the anticipated development standards and approval is recommended.</p> <ol style="list-style-type: none">1) Approval to City Council of the <u>rezoning with preliminary development plan</u> with seven conditions.2) Approval to City Council of the <u>preliminary plat</u> with one condition.

Conditions Rezoning with Preliminary Development Plan – seven conditions

- 1) The following items will need to be addressed as part of the final development plan:
 - a) The submission of a more comprehensive tree survey and tree replacement plan that indicates how all the trees affected by the proposed improvements are mitigated.
 - b) The two oak trees identified along Tuller Road should be included on the comprehensive tree survey and mitigated.
 - c) Any trees removed along the west side of Tuller Ridge Drive must be replaced in accordance with the tree preservation requirements.
 - d) The plans should be revised to include top of wall heights to ensure the height requirement is met and to ensure all vehicular use areas incorporate the required screening.
 - e) The proposed plans should be revised to show the masonry piers located one per every 50 feet.
 - f) The applicant should continue to work with Engineering regarding the impacts of the wetland area based on the proposed improvements and address how it will be mitigated.
 - g) The applicant must verify with the City of Columbus and/or the Washington Township Fire Department the waterline located on Tuller Road has adequate capacity to handle the domestic and fire demand from this facility, until the proposed waterline improvements occur with the relocation of Riverside Drive.
 - h) The applicant should continue to work with the City to determine if the relocation of the existing sanitary sewer is necessary and what party will be responsible for the completion of these improvements.
 - i) The applicant will be required to conduct an access study as part of the final development plan approval process.
 - j) The applicant should continue to work with Planning and Engineering to determine the final layout and design of the cycletracks, sidewalks and other streetscape elements.
 - k) The proposed plans need to be revised to include required ADA accessible parking spaces.
 - l) The applicant will need to continue to work with Engineering to ensure the ground recharge methods are incorporated to meet the stormwater management requirements and the water released from the site does not negatively impact the Scioto River or upstream facilities.
 - m) The applicant should continue to work with Planning and Engineering on the design and landscape materials for the stormwater facilities to ensure the desire for high quality stormwater management facilities and features is met with the final development plan.
 - n) The applicant work with Planning and Engineering to identify appropriate materials, installation methods and maintenance provisions regarding the pervious pavement proposed on site.
 - o) Planning will continue to work with the applicant to finalize the plant material at the final development plan.
 - p) The two 16-foot gatehouse features at the east/west street entry should be removed.

- 2) The development text should be revised according to the following, prior to review by City Council:
 - a) State the height of the wall or hedge be 30 inches in height, as measured from the top of wall in the parking lot and require one tree per 40 feet.
 - b) Eliminate the provision exempting the replacement of the existing street trees along Tuller Ridge Drive.
 - c) Permit two main identification signs limited to 50 square feet each, and not to exceed six feet in height. The directional sign may display the name of the business but should be


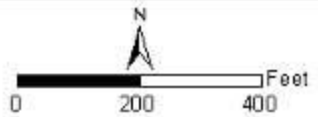
limited to three feet in height, as measured from established grade, and no more than four square feet.

- d) Require 75% masonry materials on the building elevations.
- 3) The applicant will be responsible for the dedication of right-of-way along the proposed roadways and for the construction of the north/south road.
- 4) The construction of the east/west road by the City is contingent upon the applicant entering into a TIF agreement with the City.
- 5) Minor modifications to the turning radii in the rear parking lot to meet fire truck maneuvering requirements must be made prior to submitting for City Council.
- 6) The plans must be revised to identify the replacement trees within the landscape requirements section of the proposed landscape plans.
- 7) The final location, design and construction of the on-street parking spaces will be determined with the roadway improvements.

Conditions Preliminary Plat – one condition

- 1) The preliminary plat must be revised, prior to submittal to City Council, to include all required plat information on the preliminary plat, including but not limited to any minor technical adjustments.



 <p>City of Dublin Land Use and Long Range Planning</p>	<p>08-116Z/PDP/PP Rezoning/Preliminary Development Plan/ Preliminary Plat Vrable Skilled Nursing Care Tuller Road and Tuller Ridge Road</p>	 <p>0 200 400 Feet</p>
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Facts	
Site Area	6.34-acre site
Zoning	CC, Community Commercial District
Surrounding Zoning and Uses	<p>North: R-1, Restricted Suburban Residential District; driveway and maintenance building. R, Rural District; veterinary office. SO, Suburban Office and Institutional Use District; single-family home. CC, Community Commercial District; offices.</p> <p>East: CC, Community Commercial District; offices.</p> <p>South: CC, Community Commercial District; vacant</p> <p>West: CC, Community Commercial District; vacant</p>
Site Features	<ul style="list-style-type: none"> • Frontage: Tuller Road - 580 feet; Tuller Ridge Drive - 640 feet. • Significant topography changes from approximately 814 MSL in the southwest corner of the site to 846 MSL in the northeast corner of the site. • Existing tree strand along the west property line and a 110-inch circumference Cottonwood in the center of the site. • Small designated wetland along the southeast corner of the site. Prior to proceeding with the rezoning application, the applicant will be required to provide further information regarding the classification of the wetland and how the wetland will be mitigated.
Community Plan/Area Plan	<p>The 2007 Community Plan recommends a Mixed Residential Medium Density Future Land Use classification. This classification emphasizes greater walkability and pedestrian orientation at a village scale with maximum residential densities of 5 units per acre. A skilled nursing care facility is not noted a use type within this classification.</p> <p>The site is part of the Sawmill/161 Area Plan with policies addressing development/redevelopment that ensures long-term viability of a site, creating a street edge and character, integrating parking areas to minimize visual impacts to the surrounding community, and establishing connections to the Scioto River.</p>
Bridge Street Corridor Study	<p>The site is located within the Bridge Street Corridor. The Vision Report has been adopted by City Council, including a series of Vision Principles.</p> <ol style="list-style-type: none"> 1. Enhance Economic Vitality. Create vibrant and walkable mixed-use districts that enhance Dublin’s ability to be a community where people live, work and invest. 2. Integrate the New Center into the Community Life. Connect the Bridge Street Corridor to the surrounding community through bike, pedestrian, auto, and transit connections, and create lively public spaces and a mix of retail uses that provide for an active and vital area of the city.

Facts

Bridge Street
Corridor Study

3. **Embrace Dublin's Natural Settings and Celebrate a Commitment to Environmental Sustainability.**
Provide protection of, and enhance development by, respecting and preserving the natural features of the City of Dublin including but not limited to the Scioto River and the associated watersheds.
4. **Expand the Range of Choices Available to Dublin and the Region.**
Provide a range of choices related to housing, shopping, transportation and jobs that complement the existing options available to the residents, employees, and visitors of the City of Dublin.
5. **Create Places that Embody Dublin's Commitment to Community.**
Create a center for our community that is inspired by the Historic District and is characterized by a walkable and vibrant atmosphere.

The applicants have been working with the City of Dublin for several years on the current application which was submitted prior to the adoption of the Bridge Street Corridor Vision Report. Planning has provided an analysis outlining how the proposed project adheres to the proposed Bridge Street Corridor Development Code. A separate memo is attached for your review.

June 23, 2011 PZC
Meeting

The Commission informally reviewed this proposal and provided feedback to the applicant regarding the land use, Community Plan objectives, site layout, architecture, parking, and stormwater management. Commissioners supported the proposed use and agreed it is generally consistent with the Community Plan Future Land Use designation and is appropriate for the site. However, the Commission suggested the applicant decrease the building footprint by developing a taller building to meet the open space objectives of the Plan.

Some Commissioners were concerned that the site layout related much more to the automobile than pedestrians and requested additional information regarding the required accessibility for the Fire Department and the parking needs of the proposed use.

The Commission also indicated that high quality architecture with stone and brick as the primary building materials was expected for this site and requested that the applicant carefully consider the placement of air condition units.

Commissioners agreed with Planning that the applicant should strive for a sustainable stormwater management solution with an attractive water feature.

Some Commissioners were concerned that the site would not be developed in a manner that furthers the future surrounding area development under the provisions of the Bridge Street Corridor and encouraged the applicant to work with Planning and Engineering to meet the general recommendations of the Bridge Street Corridor Vision Plan.

Update	
Plan Update Summary	<ul style="list-style-type: none"> • Building footprint increased by 8,100 square feet • New street layout • Loop drive aisle around building eliminated • Roundabout at intersection of Tuller Ridge Drive and the new east/west road was eliminated • Removed additional right-in, right-out curb cut previously shown along Riverside Drive • Building and pavement setbacks reduced to 15 feet • Off-site stormwater was eliminated in lieu of on-site stormwater management consistent with the Bridge Street provisions.

Details	
Rezoning with Preliminary Development Plan	
Process	Rezoning to a Planned Unit Development requires approval of a preliminary development plan and a development text to serve as the zoning regulation; the Zoning Code covers all requirements not addressed in the development text.
Proposal	<p>This rezoning with preliminary development plan includes:</p> <ul style="list-style-type: none"> • Rezoning a 6.4-acre parcel from CC, Community Commercial District to PUD, Planned Unit Development District with a development text with requirements applicable only to this site. • A preliminary development plan for a 122,287-square-foot skilled nursing facility with two new public streets. Main drop-off and entrance oriented along the new east/west road, and secondary entrance located to the rear along Tuller Road. Parking is located to the front (new east/west street) and rear (Tuller Road) of the building.
Use	The applicant is proposing to rezone the site to a PUD, Planned Unit Development that will permit skilled nursing, rehabilitation facilities, ancillary uses, such as courtyards, patios and porches. The applicant is also proposing to permit all permitted and conditional uses of the SO, Suburban Office and Institutional Use District.
Site Layout	<p>The 122,287-square-foot building is in the center of the site with four wings dedicated to the specific areas of specialty care. The main building entrance is centered on the south elevation of the building and aligns with the access point along a new east/west road. A covered entrance and drop-off area is provided for the main building entrance and a secondary entrance is located at the southeast corner of the building. A small parking area intended for visitors is located between the building and the proposed east/west road.</p> <p>A larger parking area for staff and residents is proposed to the rear of the building along Tuller Road. A rear building entrance is located in the northeast corner of the building along the rear elevation and includes a covered drop-off access. The service and loading area is also located on the rear (northwest) of the building.</p>

Details

Rezoning with Preliminary Development Plan

Site Layout

To respond to the informal review by the Commission the building location was shifted slightly to the south with the elimination of the circular drive around the building and the creation of two parking areas on the front and rear of the proposed building. The proposed 78,689-square-foot building footprint has increased by 2,000 square feet from the informal review and continues to cover a large portion of the site. Planning has requested the applicant further review the needs of the user and asked that the height of the building be increased to create a more efficient site design. The applicant has maintained that a taller building is not appropriate for the use, thus dictating a larger building footprint.

The applicant has made an effort to revise the building layout and design to create a stronger street presence along the future east/west road. The building has been rotated and shifted to the south to present more of the building façade parallel to the future road, which shifted the closest part of the building from approximately 140 feet, to 68 feet from the future right-of-way. A dining room has been incorporated over the porte-cochere at the main entrance to allow a two-story height for this prominent element of the southern façade.

Access/Street Network

The proposal includes two new public streets to provide access to the site; one extending north to south from Tuller Road along the western property line and a second extending east to west between Tuller Ridge and Riverside Drives along the southern property line. The proposed plans indicate that when the east/west road is constructed, Tuller Road will be restricted to right-in, right-out traffic at Riverside Drive, consistent with City plans for improvements to Riverside Drive.

The previously shown roundabout at the intersection of Tuller Ridge Drive and the new east/west road has been eliminated to be more aligned with the Bridge Street Corridor street network. The proposed street layout for the two new streets is consistent with the future roadway connections as depicted within the street network map indicated for the Bridge Street Corridor, but the block created exceeds the maximum size permitted. (See attached memo regarding Bridge Street Code issues.)

Since traffic modeling was done with the Bridge Street Corridor work the applicant is not required to conduct a full traffic study, as would be typically required at the rezoning/preliminary development plan stage. Engineering is requiring an access study with the final development plan process.

The City is working with the applicant to identify details regarding the design and construction of the proposed public streets, pedestrian amenities, and intersection improvements. A condition of the rezoning provides that the applicant will be responsible for the dedication of right-of-way along the proposed roadways, as well as the construction of the north/south road. In addition, the construction of the east/west road by the City within right-of-way dedicated by the applicant is conditioned upon the applicant entering into a TIF agreement with the City.

Access into the proposed site is provided by four curb cuts with the main site entrance located along the new east/west road, two secondary entrances along the new north/south road, and a rear entrance along Tuller Road.

Details	Rezoning with Preliminary Development Plan
Pedestrian Access	<p>The proposed plans indicate the required bikepaths and sidewalks along all public rights-of-way. The proposed location of the sidewalk along the west side of Tuller Ridge Drive requires the removal of the 90 inches of existing street trees. Planning recommends the applicant work with Engineering regarding the final location of the sidewalk in an effort to preserve as many of the street trees as possible. A required 3-foot path from the building to the public way is also provided.</p> <p>The proposed plans also show cycletracks along the new east/west road, as recommended in the example street sections developed for the Bridge Street Corridor. The applicant should continue to work with Planning and Engineering to determine the final layout and design of the cycletracks, sidewalks and other streetscape elements with the final development plan.</p>
Lot Coverage and Setbacks	<p>The proposed development text identifies a maximum impervious surface of 70%. The proposal indicates lot coverage is met with 58%. The proposed building and pavement setbacks meet the development text at 15 feet from all rights-of-way and property lines.</p>
Parking	<p>The proposed development text defaults to the Zoning Code regarding the parking requirements, which requires one parking space per six beds plus one for each employee on the largest shift, or 80 parking spaces for this proposal. The proposed plans indicate 122 parking spaces provided on the site. The Commission expressed concern at the informal review regarding the large number of parking spaces. The applicant has indicated the number of spaces provided is based on the needs of this particular facility and has identified this provision within the proposed development text. The proposed plans do not indicate the inclusion of ADA accessible parking spaces, which will be required as part of the final development plan and may affect the final parking count.</p> <p>The proposed plans also indicate on-street parking spaces provided along the public rights-of-way in accordance with the street types recommended for the Bridge Street Corridor. The final location, design and construction of the on-street parking spaces will be determined with the roadway improvements.</p>
Landscaping	<p>The proposed development text indicates vehicular use area screening will include a wall or hedge at a minimum of 30 inches in height with masonry piers located every 50 feet. Planning recommends the text be revised to meet the current Code requirements for vehicular use area screening of a minimum 30 inch wall or hedge, as measured from the top of curb within the parking lot, and include a minimum of one tree per 40 feet.</p> <p>The plans should be revised to include top of wall heights to ensure the height requirement is met and to ensure all vehicular use areas incorporate the required screening. In addition, the proposed plans need to be revised to show the masonry piers located at one per 50 feet, as the proposed plans do not meet the proposed development text requirements.</p>

Details	Rezoning with Preliminary Development Plan
Landscaping	<p>The proposed plans include a masonry wall screening the parking area in front of the building along the new east/west street, and a hedge/post treatment screening parking along the other streets. The proposed site details indicate the masonry wall will vary in height, with an average height of six feet.</p> <p>A gatehouse entry feature is proposed as part of this wall on both sides of the main vehicular entrance, at approximately 16 feet high. This feature appears to be a more suburban style of entry feature, and does not provide any additional street presence, and seems out of scale for this development and building. Planning recommends their removal from the plan.</p> <p>The plans also indicate plant material and quantities for portions of the development, which are not required at the preliminary development plan stage. Planning will continue to work with the applicant to finalize the plant material at the final development plan.</p>
Tree Replacement	<p>The proposed plans indicate the removal and required mitigation of 110 caliper inches of trees. A more comprehensive tree survey and replacement plan will be required at the final development plan that indicates how all the trees affected by the proposed improvements are mitigated. The plans also indicate the removal of two oak trees along Tuller Road for access. These trees need to be surveyed and replaced inch-for-inch. The plans also need to be revised to identify the replacement trees within the landscape requirements section of the proposed landscape plan.</p> <p>This proposal indicates the removal of approximately 90 inches of street trees along Tuller Ridge Drive, due to the installation of the sidewalk. The proposed development text indicates any street trees removed along Tuller Ridge Drive are not required to be replaced. Planning recommends that this provision be eliminated from the development text and that the applicant work with Engineering on the final location of the sidewalk to preserve as many of these trees as possible, and that any trees removed be replaced in accordance with the tree preservation requirements.</p>
Architecture	<p>The building height varies between one and two stories with the two-story portion on the down slope (west) of the site and the single story to the east. The building elevations and materials are conceptual and the applicant has indicated the detailed architectural design will be approved as part of the final development plan. The design of the building is primarily suburban, residential in style with different design elements at the end of each wing to provide diversity in the façade and highlight various portions of the building.</p> <p>The proposed development text outlines exterior building materials will include brick, stone, stucco, wood composite materials, and cementitious siding, and states the buildings will have four-sided architecture and with a maximum height of 45 feet. During the informal review, the Planning and Zoning Commission requested the applicant incorporate 75% masonry materials on the building elevations. The development text should be revised to incorporate this request.</p>

Details	Rezoning with Preliminary Development Plan
Utilities	<p>The proposal has access to required utilities. A waterline extension is planned with the relocation of Riverside Drive, but the existing water system will have to meet the demand until this time. Engineering recommends that the applicant verify with the City of Columbus and/or Washington Township Fire Department the waterline located on Tuller Road has adequate capacity to handle the domestic and fire demand from this facility.</p> <p>The proposed plans indicate the possible relocation of the existing sanitary sewer line, which may not be necessary with the proposed improvements of this site. Engineering recommends the applicant continue to work with the City to determine if the relocation is necessary and the process for the work.</p>
Fire	<p>The Planning and Zoning Commission requested additional information regarding the requirements of the Fire Department and the need of previously proposed circular drive around the building. The applicant has removed the circular drive and has indicated the proposed building will be fire suppressed and alarmed. The Washington Township Fire Department has reviewed this proposal and will require minor modifications to the turning radii in the rear parking lot to meet truck maneuvering requirements.</p>
Stormwater Management	<p>For the development of this site, the applicant has to comply with City of Dublin quantity and quality requirements, as well as the Ohio EPA water quality requirements. Engineering has worked with the applicant to determine the best method(s) for managing stormwater on their site and with a focus on quantity controls. The requirements are outlined within the proposed development text.</p> <p>The City has set release rates that the applicant must comply with for their specific site and as the site is located so close to the Scioto River, Engineering has determined stormwater should be released quickly to avoid conflicts with upstream stormwater flows. Due to the percentage of proposed impervious surface and resultant quantity of stormwater flow, Engineering has determined Dublin release rates do not have to be met provided the applicant incorporates a groundwater recharge stormwater methods into the site design.</p> <p>Engineering has requested that 35% of the stormwater released from the site be done through groundwater recharge, which could include bioretention basins, rain gardens, or pervious pavements. The applicant has shown the incorporation of these methods on the proposed plans. Planning recommends the applicant continue to work with Engineering to ensure these methods are incorporated and the stormwater released from the site does not negatively affect the Scioto River or upstream facilities at the final development plan stage.</p> <p>The proposed development plan includes three areas for stormwater management, which are located along the new north/south road. The details of these stormwater areas are not provided; however, based on the Commission's previous statements regarding the desire for high quality stormwater management facilities and features, the applicant should work with Planning and Engineering on</p>

Details		Rezoning with Preliminary Development Plan
Stormwater Management	<p>the design and landscape materials for the facilities. The proposed plans also indicate pervious pavement materials will be used for 99 parking stalls in the rear portion of the site. The applicant should work with Planning and Engineering to identify appropriate materials, installation methods and maintenance provisions with the final development plan.</p> <p>The applicant has identified on the plans an existing wetland area that may be impacted with the proposed improvements. Engineering recommends the applicant continue to work with City to regarding the wetland area and how it will be mitigated at the final development plan stage.</p>	
Signs	<p>Code permits two signs for a corner lot, either ground or wall. The proposed development text permits one ground sign along each street frontage and the plans indicate a total of three ground signs located along Tuller Road, Tuller Ridge Drive, and the new east/west road. Planning supports a maximum of three signs for this facility, as long as one of the signs is directional in nature. The development text should be updated to permit two 50 square foot main identification signs, not to exceed six feet in height. The directional sign may display the name of the business but should be limited to three feet in height, as measured from established grade, and no more than four square feet.</p>	

Analysis		Rezoning with Preliminary Development Plan
Process	<p>Section 153.050 of the Zoning Code identifies criteria for the review and approval for a rezoning/preliminary development plan (full text of criteria attached). Following is an analysis by Planning based on those criteria.</p>	
1) <i>Consistency with Dublin Zoning Code</i>	<p>Criterion met: The proposed development text modifications address the unique needs of the site.</p>	
2) <i>Conformance with adopted Plans</i>	<p>Criterion met: The Commission agreed in June that the proposal fits within the Community Plan's future land use designation. The site is also in the Sawmill/SR 161 Area Plan. The Plan calls for buildings to be oriented toward main streets to create a street edge and character with parking areas to the rear or side of buildings to minimize visual impacts to the surrounding community, and establishing connections to the Scioto River. The building location has been slightly revised to provide a better orientation to the main streets and parking has been located to the rear.</p> <p>The site is also part of the Bridge Street Corridor and a separate analysis of how the applicant has strived to meet those standards is attached. The proposed plans will contribute to the interconnected street pattern envisioned for the Bridge Street Corridor, including a portion of the new east/west connection from Riverside Drive to the Sawmill Center area.</p> <p>This rezoning will limit the potential for retail development in this location, consistent with the Sawmill/SR 161 Area Plan and the Bridge Street Corridor Study, which envisions selected, concentrated areas for retail uses.</p>	

Analysis		Rezoning with Preliminary Development Plan	
3) <i>Advancement of general welfare & orderly development</i>		Criterion met: The land use classification is intended to provide greater walkability and pedestrian-orientation at a village scale. This site is generally isolated from surrounding uses, but in order to create better connections the preliminary development plan incorporates sidewalks and bike paths to connect to surrounding uses.	
4) <i>Effects on adjacent uses</i>		Criterion met: Adjacent uses include offices and undeveloped areas. The proposed skilled nursing facility complements adjacent uses.	
5) <i>Adequacy of open space for residential</i>		Not applicable.	
6) <i>Protection of natural features and resources</i>		Criterion met with conditions: The proposed plans indicate the removal and required mitigation of 110 caliper inches of trees; however, a more comprehensive tree survey and replacement plan will be required at the final development plan that indicates how all the trees affected by the proposed improvements are mitigated. The plans indicate two oak trees located along Tuller Road will be removed for access, which should be included on the comprehensive survey and mitigated. The plans need to be revised to identify the replacement trees within the landscape requirements section of the proposed landscape section.	
Conditions 1 a)- c), 6			
Condition 1 o)		The plans also indicate plant material and quantities for portions of the development, which are not required at the preliminary development plan stage. Planning will continue to work with the applicant to finalize the plant material at the final development plan.	
Condition 2 a)		The proposed development text indicates vehicular use screening will include a wall or hedge at 30 inches in height with masonry piers located every 50 feet. Planning recommends the text be revised to state the height of the wall or hedge be 30 inches in height, as measured from the top of curb in the parking lot and one tree per 40 feet requirement to meet the current Code requirements for vehicular use screening.	
6) <i>Protection of natural features and resources</i>		The plans should be revised to include top of wall heights to ensure the height requirement is met and to ensure all vehicular use areas incorporate the required screening. In addition, the proposed plans need to be revised to show the masonry piers located at one per 50 feet, as the proposed plans do not meet the proposed development text requirements.	
Conditions 1 d) - e)			
Conditions 1 d), 2 b)		This proposal indicates the removal of approximately 90 inches of street trees along Tuller Ridge Drive, due to the installation of the sidewalk. Planning recommends the applicant work Engineering on the final location of the sidewalk, and that any trees removed be replaced in accordance with the tree preservation requirements and the provision within the development text exempting the removal of these tree be eliminated.	
Condition 1 f)		The applicant has identified an existing wetland area and will be required to work with Engineering regarding the impacts of the wetland area based on the proposed improvements and how it will be mitigated.	

Analysis Rezoning with Preliminary Development Plan

7) *Adequate infrastructure*
 Conditions 3-4
 Condition 1 g)
 Condition 1 h)
 Condition 5

Criterion met with conditions: The proposed plans indicate the construction of two new public streets. The City will continue to work with the applicant to identify details for the design and construction of the proposed public streets and intersection improvements. The applicant will be responsible for the dedication of right-of-way along the proposed roadways, as well as the construction of the north/south road. The construction of the east/west road by the City is contingent upon the applicant entering into a TIF agreement with the City.

The proposal has access to required utilities. The applicant will need to verify with City of Columbus and/or Washington Township Fire Department the waterline located on Tuller Road has adequate capacity to handle the domestic and fire demand from this facility, until the proposed waterline improvements occur with the relocation of Riverside Drive.

Engineering recommends the applicant continue to work with the City to determine if the relocation of the existing sanitary sewer is necessary and what party will be responsible for the completion of these improvements.

The Washington Township Fire Department has reviewed this proposal and will require minor modifications to the turning radii in the rear parking lot to meet truck maneuvering requirements.

8) *Traffic and pedestrian safety*
 Conditions 1 i) – j)

Criterion met with conditions: The proposed plans indicate four curb cuts, located to the front side and rear of the site. The applicant will be required to conduct an access study as part of the final development plan process.

The proposed plans indicate the inclusion of cycletracks along the new east/west road. The location of the proposed sidewalk along the west side of Tuller Ridge Drive requires the removal of the 90 inches of existing street trees. Planning recommends the applicant work with Engineering regarding the final location of the sidewalk in an effort to preserve as many existing street trees as possible. The applicant should continue to work with Planning and Engineering to determine the final layout and design of the cycletracks, sidewalks and other streetscape elements with the final development plan.

9) *Coordination & integration of building & site relationships*

Criterion met: The proposal includes the construction of a single building within the planned district. The applicant has worked with Planning to site the building in a manner than does not inhibit the future development of adjacent sites in accordance with the Bridge Street Corridor.

10) *Development layout and intensity*
 Condition 1 k)
 Condition 7

Criterion met with conditions: The density of the site is determined by compliance with the development text on meeting lot coverage and setbacks. The proposed plans do not indicate the inclusion of ADA accessible parking spaces, which will be required as part of the final development plan.

The proposed plans also indicate on-street parking spaces provided along the public rights-of-way in accordance with the street types recommended for the Bridge Street Corridor. The final location, design and construction of the on-street parking spaces will be determined with the roadway improvements.

Analysis Rezoning with Preliminary Development Plan	
Condition 2 c)	The development text should be updated to permit two main identification signs limited to 50 square feet each, and not to exceed six feet in height. The directional sign may display the name of the business but should be limited to three feet in height, as measured from established grade, and no more than four square feet.
11) <i>Stormwater management</i> Condition 1 l) – m)	<p>Criterion met with conditions: The applicant will need to continue to work with Engineering to ensure the ground recharge methods are incorporated in order to meet the stormwater management requirements are met and the water released from the site does not negatively impact the Scioto River or upstream facilities.</p> <p>The applicant should continue to work with Planning and Engineering on the design and landscape materials for the stormwater facilities to ensure the desire for high quality stormwater management facilities and features are met at the final development plan.</p>
12) <i>Deviations for community benefit</i>	Criterion met: The proposed development text includes appropriate uses and all applicable development regulations. Setback requirements are reduced to meet the desired building placement in the Community Plan and the Bridge Street Corridor.
13) <i>Design and appearance</i> Condition 2 d) Condition 1 p)	<p>Criterion met with condition: The proposed development plan encourages the use of high quality materials. Planning recommends the development text be revised to incorporate 75% masonry materials on the building elevations to address the Planning and Zoning Commission concerns regarding four-sided architecture and high-quality design.</p> <p>A gatehouse entry feature is proposed as part of this wall on both sides of the main vehicular entrance, at approximately 16 feet high. This feature appears to be a more suburban style of entry feature, and does not provide any additional street presence, and seems out of scale for this development and building. Planning recommends their removal from the plan.</p>
14) <i>Development phasing</i>	Criterion met: The development is proposed to be constructed in a single phase.
15) <i>Adequacy of public services</i> Condition 1 g)	Criterion met with condition: There will be adequate public services in place and the existing public infrastructure system is not expected to be impaired by the development. However, the applicant will need to verify with City of Columbus and/or Washington Township Fire Department the waterline located on Tuller Road has adequate capacity to handle the domestic and fire demand from this facility, until the proposed waterline improvements occur with the relocation of Riverside Drive.
16) <i>Infrastructure contributions</i>	Criterion met: The applicant’s contributions (see Conditions 8-11) to the public infrastructure are consistent with the Thoroughfare Plan.

Recommendation Rezoning with Preliminary Development Plan

Approval

In Planning's analysis, this proposal complies with the rezoning/preliminary development plan criteria and approval is recommended with 7 conditions.

Conditions

- 1) The following items will need to be addressed as part of the final development plan:
 - a) The submission of a more comprehensive tree survey and tree replacement plan that indicates how all the trees affected by the proposed improvements are mitigated.
 - b) The two oak trees identified along Tuller Road should be included on the comprehensive tree survey and mitigated.
 - c) Any trees removed along the west side of Tuller Ridge Drive must be replaced in accordance with the tree preservation requirements.
 - d) The plans should be revised to include top of wall heights to ensure the height requirement is met and to ensure all vehicular use areas incorporate the required screening.
 - e) The proposed plans should be revised to show the masonry piers located one per every 50 feet.
 - f) The applicant should continue to work with Engineering regarding the impacts of the wetland area based on the proposed improvements and address how it will be mitigated.
 - g) The applicant must verify with the City of Columbus and/or the Washington Township Fire Department the waterline located on Tuller Road has adequate capacity to handle the domestic and fire demand from this facility, until the proposed waterline improvements occur with the relocation of Riverside Drive.
 - h) The applicant should continue to work with the City to determine if the relocation of the existing sanitary sewer is necessary and what party will be responsible for the completion of these improvements.
 - i) The applicant will be required to conduct an access study as part of the final development plan process.
 - j) The applicant should continue to work with Planning and Engineering to determine the final layout and design of the cycletracks, sidewalks and other streetscape elements.
 - k) The proposed plans need to be revised to include required ADA accessible parking spaces.
 - l) The applicant will need to continue to work with Engineering to ensure the ground recharge methods are incorporated to meet the stormwater management requirements and the water released from the site does not negatively impact the Scioto River or upstream facilities.
 - m) The applicant should continue to work with Planning and Engineering on the design and landscape materials for the stormwater facilities to ensure the desire for high quality stormwater management facilities and features is met with the final development plan.
 - n) The applicant work with Planning and Engineering to identify appropriate materials, installation methods and maintenance provisions regarding the pervious pavement proposed on site.

Recommendation Rezoning with Preliminary Development Plan

Conditions

- o) Planning will continue to work with the applicant to finalize the plant material at the final development plan.
 - p) The two 16-foot gatehouse features at the east/west street entry should be removed.
- 2) The development text should be revised according to the following, prior to review by City Council:
 - a) State the height of the wall or hedge be 30 inches in height, as measured from the top of wall in the parking lot and require one tree per 40 feet.
 - b) Eliminate the provision exempting the replacement of the existing street trees along Tuller Ridge Drive.
 - c) Permit two main identification signs limited to 50 square feet each, and not to exceed six feet in height. The directional sign may display the name of the business but should be limited to three feet in height, as measured from established grade, and no more than four square feet.
 - d) Require 75% masonry materials on the building elevations.
 - 3) The applicant will be responsible for the dedication of right-of-way along the proposed roadways, as well as the construction of the north/south road.
 - 4) The construction of the east/west road by the City is contingent upon the applicant entering into a TIF agreement with the City.
 - 5) Minor modifications to the turning radii in the rear parking lot to meet fire truck maneuvering requirements must be made prior to submitting for City Council.
 - 6) The plans must be revised to identify the replacement trees within the landscape requirements section of the proposed landscape plans.
 - 7) The final location, design and construction of the on-street parking spaces will be determined with the roadway improvements.

Details		Preliminary Plat
Plat Overview	<p>The proposed preliminary plat shows the creation of the right-of-way necessary for the proposed north/south and east/west roads. The development site will be platted as a 7.952-acre parcel. The application materials include the required information regarding the general location of the subdivision, existing conditions of the site and surrounding area, and existing contours. This information is required to be shown on the preliminary plat. The preliminary plat should be revised prior to submission to City Council to show all required plat information, including exiting and proposed easements as required in the Subdivision Regulations.</p>	

Analysis		Preliminary Plat
Process	<p>The Subdivision Regulations identify criteria for the review and approval for a plat. Following is an analysis by Planning based on those criteria.</p>	
1) <i>Plat Information and Construction Requirements</i> Condition 1	<p>Criterion met with condition: This proposal will be required to be revised to include all required plat information on the preliminary plat, including but not limited to any minor technical adjustments, prior to City Council submittal.</p>	
2) <i>Street, Sidewalk, and Bike path Standards</i>	<p>Criterion met: Street widths, grades, and curvatures comply with the appropriate Code sections and Engineering Standards. Sidewalks or bikepaths are required on both sides of all public streets in compliance with City construction standards. The applicant is working with the City to incorporate street sections and pedestrians amenities to their development.</p>	
3) <i>Utilities</i> Condition 1	<p>Criterion met with condition: This plat will need to be revised to establish any necessary easements for the construction and maintenance of public utilities, storm drainage and other private utilities in accordance with all applicable standards.</p>	
4) <i>Open Space Requirements</i>	<p>Not applicable</p>	

Recommendation		Preliminary Plat
Approval	<p>This proposal will be required to be revised to meet the review criteria of the Subdivision Regulations. Planning recommends approval of this request to City Council with one condition.</p>	
Condition	<p>1) The preliminary plat be revised, prior to submittal to City Council, to include all required plat information on the preliminary plat, including but not limited to any minor technical adjustments.</p>	

REZONING/PRELIMINARY DEVELOPMENT PLAN CRITERIA

The purpose of the PUD 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 can consist of up to three basic 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) Final Development Plan (Commission approves/denies).

The general intent of the preliminary development plan (rezoning) stage is to determine the general layout and specific zoning standards that will guide development. The Planning and Zoning Commission must review and make a recommendation on this preliminary development plan (rezoning) request. The application will then be forwarded to City Council for a first reading/introduction and a second reading/public hearing for a final vote. A two-thirds vote of City Council is required to override a negative recommendation by the Commission. If approved, the rezoning will become effective 30 days following the Council vote. Additionally, all portions of the development will require final development plan approval by the Commission prior to construction. In the case of a combined rezoning/preliminary development plan and final development plan, the final development plan is not valid unless the rezoning/preliminary development plan is approved by Council.

Review Criteria

Section 153.050 of the Zoning Code identifies criteria for the review and approval for a Rezoning/Preliminary Development Plan. In accordance with Section 153.055(A) *Plan Approval Criteria*, Code sets out the following criteria of approval for a preliminary development plan (rezoning):

- 1) The proposed development is consistent with the purpose, intent and applicable standards of the Dublin Zoning Code;
- 2) The proposed development is in conformity with the Community Plan, Thoroughfare Plan, Bikeway Plan and other adopted plans or portions thereof as they may apply and will not unreasonably burden the existing street network;
- 3) The proposed development advances the general welfare of the City and immediate vicinity and will not impede the normal and orderly development and improvement of the surrounding areas;
- 4) The proposed uses are appropriately located in the City so that the use and value of property within and adjacent to the area will be safeguarded;
- 5) Proposed residential development will have sufficient open space areas that meet the objectives of the Community Plan;
- 6) The proposed development respects the unique characteristic of the natural features and protects the natural resources of the site;
- 7) Adequate utilities, access roads, drainage, retention and/or necessary facilities have been or are being provided;
- 8) Adequate measures have been or will be taken to provide ingress and egress designed to minimize traffic congestion on the surrounding public streets and to maximize public safety and to accommodate adequate pedestrian and bike circulation systems so that the proposed development provides for a safe, convenient and non-conflicting circulation system for motorists, bicyclists and pedestrians;
- 9) The relationship of buildings and structures to each other and to such other facilities provides for the coordination and integration of this development within the PD and the larger community and maintains the image of Dublin as a quality community;
- 10) The density, building gross floor area, building heights, setbacks, distances between buildings and structures, yard space, design and layout of open space systems and parking areas, traffic

- accessibility and other elements having a bearing on the overall acceptability of the development plan's contribution to the orderly development of land within the City;
- 11) Adequate provision is made for storm drainage within and through the site so as to maintain, as far as practicable, usual and normal swales, water courses and drainage areas;
 - 12) The design, site arrangement, and anticipated benefits of the proposed development justify any deviation from the standard development regulations included in the Dublin Zoning Code or Subdivision Regulation, and that any such deviations are consistent with the intent of the Planned Development District regulations;
 - 13) The proposed building design meets or exceeds the quality of the building designs in the surrounding area and all applicable appearance standards of the City;
 - 14) The proposed phasing of development is appropriate for the existing and proposed infrastructure and is sufficiently coordinated among the various phases to ultimately yield the intended overall development;
 - 15) The proposed development can be adequately serviced by existing or planned public improvements and not impair the existing public service system for the area; and
 - 16) The applicant's contributions to the public infrastructure are consistent with the Thoroughfare Plan and are sufficient to service the new development.

PRELIMINARY PLAT

If approved, the preliminary plat will be reviewed at a later date by City Council. If the Commission disapproves the preliminary plat, it must state its reasons for doing so. Approval of the preliminary plat is effective for 24 months and authorizes the developer to proceed with construction after meeting all Engineering requirements. The Commission and City Council will later review the final plat for each phase, generally after infrastructure is complete, to ensure that it conforms to the preliminary plat.

Review Criteria:

In accordance with Chapter 152, the Code sets out the following requirements as part of the platting requirements for the subdivision of land:

- 1) The proposed plat provides the minimum plat contents required by Sections 152.018(B) and 152.018(C);
- 2) The proposed plat will comply with all applicable subdivision improvement procedures as defined by Sections 152.035 through 152.053;
- 3) The proposed plat will provide required improvements as specified by Sections 152.065 through 152.072.