



CITY OF DUBLIN

Land Use and  
Long Range Planning  
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January 2007

# EXHIBIT "B" REZONING APPLICATION

(Code Section 153.234)

TO EXPIRE \_\_\_\_\_  
ORDINANCE NUMBER \_\_\_\_\_

CITY COUNCIL (FIRST READING)  
CITY COUNCIL (PUBLIC HEARING)  
CITY COUNCIL ACTION

**NOTE:** All applications are reviewed by Land Use and Long Range Planning for completeness prior to being processed. Applications that are incomplete will not be accepted. Applicants are encouraged to contact Land Use and Long Range Planning for assistance and to discuss the rezoning process, and if needed, to make an appointment for a pre-submittal review prior to submitting a formal application.

### I. PLEASE CHECK THE TYPE OF APPLICATION:

- Preliminary Development Plan (Section 153.053)  
 Other (Please Describe) \_\_\_\_\_

### II. PROPERTY INFORMATION: This section must be completed.

Property Address:	6860 Riverside Drive		
Tax ID/Parcel Number(s):	273-009101 273-009080	273-008244	Parcel Size (Acres): 44.02+/-
Existing Land Use/Development:	Golf driving range; undeveloped		
Proposed Land Use/Development:	Continuing care retirement community; skilled nursing facility; office		
Existing Zoning District:	CC	Requested Zoning District:	PUD
		Total Acres to be Rezoned:	44.02+/-

### III. REZONING STATEMENT: Please attach separate sheets (8.5 X 11) to the back of this application with your responses to the following sections.

A. Please briefly explain the proposed rezoning and development:  Please see attached statement
B. Briefly state how the proposed rezoning and development relates to the existing and potential future land use character of the vicinity:
C. Briefly state how the proposed rezoning and development relates to the Dublin Community Plan and, if applicable, how the proposed rezoning meets the criteria for Planned Districts [Section 153.052(B)]:
D. Briefly address how the proposed rezoning and development meet the review criteria for Preliminary Development Plan approval by the Planning and Zoning Commission as stated in [Section 153.055(A)] (SEE ATTACHMENT A):

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Has a previous application to rezone the property been denied by City Council within the last twelve months?  Yes  No

If yes, list when and state the basis for reconsideration as noted by Section 153.234(A)(3):

**IV. PLEASE SUBMIT THE FOLLOWING FOR INITIAL STAFF REVIEW:** Please submit large (24X36) and small (11X17) sets of plans. Please make sure all plans are stapled and collated. Large plans should also be folded. Staff may later request plans that incorporate review comments. Fourteen (14) additional copies of revised submittals are required for the Planning and Zoning Commission hearing.

- TWO (2) ORIGINAL SIGNED AND NOTARIZED APPLICATIONS AND THIRTEEN (13) COPIES** Please notarize agent authorization, if necessary.
- FOURTEEN (14) COPIES OF A LEGAL DESCRIPTION OF THE PROPERTY**
- FOURTEEN (14) COPIES OF A TAX PARCEL ID MAP** indicating property owners and parcel numbers for all parcels within **500 FEET** of the site (Maximum Size 11X17). Please contact Land Use and Long Range Planning if you need assistance.
- FOURTEEN (14) COPIES OF A LIST OF CONTIGUOUS PROPERTY OWNERS WITHIN 300 FEET** of the perimeter of the property based on the County Auditor's current tax list, including parcel number, owner name (not Mortgage Company or Tax Service), and address (Maximum Size 11X17). It is the policy of the City of Dublin to notify surrounding property owners of pending applications under public review. Please contact Land Use and Long Range Planning if you need assistance.
- FOURTEEN (14) COPIES OF THE THE PROPOSED DEVELOPMENT TEXT**
- FOURTEEN (14) SMALL (11X17) and FOURTEEN (14) LARGE (24X36) COPIES OF SCALED SITE/STAKING PLANS SHOWING:**
- a. North arrow and bar scale.
  - b. Location, size and dimensions of all existing and proposed conditions and structures (significant natural features, landscaping, structures, additions, decks, access ways, parking).
  - c. Proposed Uses (Regional transportation system, densities, number of dwellings, building/unit types, square footages, parking, open space, etc.).
  - d. Size of the site in acres/square feet.
  - e. All property lines, setbacks, street centerlines, rights-of-way, easements, and other information related to the site.
  - f. Existing and proposed zoning district boundaries.
  - g. Use of land and location of structures on adjacent properties.
- IF APPLICABLE, FOURTEEN (14) SMALL (11X17) and FOURTEEN (14) LARGE (24X36) COPIES OF THE FOLLOWING SCALED PLANS:**
- a. Grading Plan.
  - b. Landscaping Plan.
  - c. Lighting Plan.
  - d. Utility and/or Stormwater Plan.
  - e. Tree Survey, Tree Preservation and Tree Replacement Plans
- IF APPLICABLE, FOURTEEN (14) SMALL (11X17) and FOURTEEN (14) LARGE (24X36) SCALED, ARCHITECTURAL ELEVATIONS** with proposed colors and materials noted.
- IF APPLICABLE, FOURTEEN (14) SMALL (11X17) and FOURTEEN (14) LARGE (24X36) COPIES OF SCALED DRAWINGS SHOWING:**
- a. Location of signs and sign type (wall, ground, projecting, or window).
  - b. Sign dimensions, including letter sizes and proposed distance from sign to grade.
  - c. Copy layout and lettering styles (fonts) of signage.
  - d. Materials and manufacturer to be used in fabrication.
  - e. Total area of sign face (including frame)
  - f. Type of illumination
- MATERIAL/COLOR SAMPLES** (swatches, photos, plans, or product specifications). Include manufacturer name and product number.

**V. CURRENT PROPERTY OWNER(S):** This section must be completed. Please attach additional sheets if needed.

Name (Individual or Organization) Invictus Land Holding LLC; Tuller Henderson LLC	
Mailing Address: (Street, City, State, Zip Code)	3248 Henderson Road, Columbus, OH 43220
Daytime Telephone:	(614) 545-5500
	Fax: (614) 545-1320
Email or Alternate Contact Information:	

**VI. APPLICANT:** Please complete if applicable. This is the person(s) who is requesting the zone change if different than the property owner(s).

Name:	Al Vrable	
Organization (Owner, Developer, Contractor, etc.):	Vrable Healthcare Companies	
Mailing Address: (Street, City, State, Zip Code)	3248 W. Henderson Road, Columbus, OH 43220	
Daytime Telephone:	(614) 545-5500	Fax: (614) 545-1320
Email or Alternate Contact Information:		

**VII. REPRESENTATIVE(S) OF OWNER/APPLICANT:** Please complete if applicable. This is the primary contact person who will receive correspondence regarding this application. If needed, attach additional sheets for multiple representatives.

Name:	Ben W. Hale, Jr. and Aaron L. Underhill, attorneys	
Organization:	Smith & Hale LLC	
Mailing Address: (Street, City, State, Zip Code)	37 W. Broad Street, Ste. 725	
Daytime Telephone:	(614) 221-4255	Fax: (614) 221-4409
Email or Alternate Contact Information:	aunderhill@smithandhale.com	

**VIII. AUTHORIZATION FOR OWNER'S APPLICANT/REPRESENTATIVE(S):** If the applicant is not the property owner, this section must be completed and notarized.

I, Invictus Land Holding LLC and Tuller Henderson LLC, the owner, hereby authorize the attorneys with the law firm of Smith & Hale LLC to act as my applicant/representative(s) in all matters pertaining to the processing and approval of this application, including modifying the project. I agree to be bound by all representations and agreements made by the designated representative.

Signature of Current Property Owner: BY: [Signature] Date: 11/21/08

Subscribed and sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
 State of \_\_\_\_\_  
 County of \_\_\_\_\_ Notary Public \_\_\_\_\_

**IX. AUTHORIZATION TO VISIT THE PROPERTY:** Site visits to the property by City representatives are essential to process this application. The Owner/Applicant, as notarized below, hereby authorizes City representatives to visit, photograph and post a notice on the property described in this application.

**X. UTILITY DISCLAIMER:** The City of The Owner/Applicant acknowledges the approval of this request for rezoning by the Dublin Planning and Zoning Commission and/or Dublin City Council does not constitute a guarantee or binding commitment that the City of Dublin will be able to provide essential services such as water and sewer facilities when needed by said Owner/Applicant.

**XI. APPLICANT'S AFFIDAVIT:** This section must be completed and notarized.

I, Aaron L. Underhill, attorney, the owner or authorized representative, have read and understand the contents of this application. The information contained in this application, attached exhibits and other information submitted is complete and in all respects true and correct, to the best of my knowledge and belief.

Signature of applicant or authorized representative: [Signature] Date: 12/16/08

Subscribed and sworn to before me this 16<sup>th</sup> day of December, 2008  
 State of OHIO  
 County of Franklin Notary Public \_\_\_\_\_



NATALIE C. PATRICK  
 Notary Public, State of Ohio  
 My Commission Expires 09-04-10

NOTE: THE OWNER, OR NOTED REPRESENTATIVE IF APPLICABLE, WILL RECEIVE A FACSIMILE CONFIRMING RECEIPT OF THIS APPLICATION

**FOR OFFICE USE ONLY**

Amount Received:	Application No:	P&Z Date(s):	P&Z Action:
Receipt No:	MIS Fee No:	Date Received:	Received By:
Type of Request:			
N, S, E, W (Circle) Side of:			
Nearest Intersection:			
Distance from Nearest Intersection:			

## ATTACHMENT A: PRELIMINARY DEVELOPMENT PLAN APPROVAL CRITERIA

### § 153.055 PLAN APPROVAL CRITERIA.

- (A) Preliminary development plan. In the review of proposed planned developments, the Planning and Zoning Commission and City Council shall determine whether or not the preliminary development plan complies with the following criteria. In the event the Planning and Zoning Commission determines that the proposed preliminary development plan does not comply with a preponderance of these criteria, the Planning and Zoning Commission shall disapprove the application:
- (1) The proposed development is consistent with the purpose, intent and applicable standards of the Zoning Code;
  - (2) The proposed development is in conformity with 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 plans contribute 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 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;
  - (16) The applicant's contributions to the public infrastructure are consistent with the Thoroughfare Plan and are sufficient to service the new development.

**VRABLE HEALTHCARE**  
**PLANNED DEVELOPMENT DISTRICT (PUD)**

**December 16, 2008**

**I. INTRODUCTION:**

**A. Purpose and Intent:** The intent behind the creation of the Vrable Healthcare PUD is to provide the framework for a signature development across the river from historic downtown Dublin. The subject property consists of 45.85± acres extending from the Scioto River on the west to Tuller Ridge Road on the east, all located south of and adjacent to existing Tuller Road. The focal point of the district will be a luxurious continuing care retirement community (CCRC) constructed with an upscale architectural design that seeks to maximize views and amenities for individual living quarters. Later phases of development will include a skilled nursing and rehabilitation facility and offices uses that will compliment the site design and architecture of the CCRC. More importantly, this development will provide Dublin with the once-in-a-lifetime opportunity to create parkland along the river, enhancing the civic image and providing an amenity that will be the centerpiece of Old Dublin.

Prior to the approval of this PUD, the subject property has a zoning designation of CC, Community Commercial. While that zoning provides wide-ranging possibilities in terms of retail uses, this PUD instead will enable the developer and the city to meet shared goals relating to uses and quality of development. The site plan and architecture are cognizant of the site's prominent location and accommodate the municipality's plans to relocate Riverside Drive and Tuller Road in the future. Not only does the development plan further these goals, but the project constitutes an extremely large investment in the community that will generate a timely economic windfall for Dublin. These economic benefits provide a source of funding for the implementation of the city's long-term plans for the redesign of the area's road system and the creation of a large park along the river. This project will serve as the catalyst for implementing the broad vision of the community as it relates to historic Dublin.

**B. Summary of Plan:** This zoning text and the accompanying development plan strike a balance between the developer's needs and the flexibility desired by the city to redesign the nearby road system and to create a first-rate civic space along the river. These plans take into account the phasing of the public improvements while not sacrificing the ability of the development itself to move forward in a timely fashion. Anticipated public improvements affecting the development site include the eventual relocation of Riverside Drive from its existing location to a position further to the east as well as the relocation and redesign of Tuller Road. The relocation of Riverside Drive will yield valuable open space along the river to be used as parkland.

The development plan and this zoning text address development standards across 5 subareas. Subarea A, comprised of 11.86± acres, is found on the southeastern portion of the property and is anticipated to contain a continuing care retirement community. Subarea B consists of 7.20± acres located east of and adjacent to relocated Riverside Drive and south of and adjacent to relocated Tuller Road. It is planned for a skilled nursing and rehabilitation facility with related corporate office uses. Subarea C includes 6.44± acres to be found in the northern third of the PUD found between existing and relocated Tuller Roads. It is intended for office development with the possibility of a small and limited retail component. Subarea D includes

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16.45± acres, the majority of which is located between the eastern edge of the Scioto River and the western edge of relocated Riverside Drive. The intent behind this subarea is to create open space to be developed as a riverfront park and to provide acreage that will allow for the redesign of the transportation network in this area. Subarea E includes 3.90± acres in the southwestern quadrant of the PUD that will allow for the continued operation of a restaurant.

## **II. SUBAREA A:**

**A. Location:** Subarea A consists of 11.86± acres located in the southeastern portion of the PUD, east of and adjacent to relocated Riverside Drive and west of and adjacent to Tuller Ridge Drive.

**B. Development Standards:** Unless otherwise specified in the submitted drawings or in this written text, the development standards of Chapter 153 of the City of Dublin Code shall apply to this subarea. To the extent that the submitted drawings or this text are in conflict with the Code, the drawings and/or text shall govern. Basic development standards are compiled regarding proposed density, site layout, traffic, circulation, landscaping, and architectural standards. These component standards ensure consistency and quality throughout the development.

**C. Permitted Uses:** The following uses shall be permitted in Subarea A:

1. Continuing care retirement communities, congregate care facilities, and/or independent senior living facilities. For the purposes of this PUD, these terms shall refer to facilities that generally allow more mobile seniors to live independently in individual, fully-equipped residential units with a variety of support services and amenities. These services and amenities include such things as meals, fitness programs, housekeeping, common spaces, and 24-hour a day assistance from staff. Individuals living in these facilities require limited to no assistance with personal care or activities of daily living. Residents are able to drive automobiles and keep them on the site.
2. Assisted living facilities, which for the purposes of this PUD shall refer to facilities providing an intermediate level of care to residents that have a lessened ability to function independently but are not yet ready for more skilled nursing care. Such facilities provide assistance with daily living activities such as mobility, bathing, dressing, personal hygiene, preparation of meals, and assistance with eating, health care monitoring, supervision of self-administration of medications, laundry service, housekeeping, and socialization and activity programs. These residents generally do not have their own automobiles and are unlikely to leave the facility on a frequent basis.
3. Memory care facilities, which for the purposes of this PUD shall refer to facilities providing care for residents experiencing lapses in memory, such as patients with Alzheimer's disease or other forms of dementia.
4. Uses that are ancillary or accessory to a permitted use, are intended primarily to serve on-site residents, and are located within the same building as the permitted use, such as but not limited to:

- a. Convenience stores
- b. Fitness centers
- c. Offices of physicians
- d. Health clinics
- e. Salons, barber shops, and spas
- f. Eating and drinking places
- g. Indoor and/or outdoor swimming pools
- h. Libraries
- i. Indoor and outdoor recreational facilities

5. The permitted and conditional uses set forth in Section 153.026 (Suburban Office and Institutional District) of the City of Dublin Zoning Code, provided that conditional uses are approved in accordance with Section 153.236

**D. Density; Lot Coverage:** A maximum of 240 units shall be permitted in this subarea for continuing care retirement, congregate care, independent senior living, assisted living, and similar uses. Lot coverage in this subarea shall not exceed seventy percent (70%).

**E. Setback Requirements:**

1. Relocated Riverside Drive: There shall be a minimum pavement setback of 60 feet and a minimum building setback of 125 feet from the right-of-way of relocated Riverside Drive.
2. Tuller Ridge Road: There shall be a minimum pavement setback of 18 feet and a minimum building setback of 30 feet from Tuller Ridge Road.
3. Eastern Boundary: There shall be a minimum pavement setback of 15 feet and a minimum building setback of 30 feet from all portions of the eastern boundary line of Subarea A that are not adjacent to Tuller Ridge Road.
4. Southern Side Yard: There shall be a minimum pavement setback of 15 feet and a minimum building setback of 30 feet from the southern boundary line of Subarea A.
5. Northern Side Yard: There shall be a minimum pavement setback of 15 feet and a minimum building setback of 30 feet from the northern boundary line of Subarea A.
6. Interior Property Lines: There shall be a zero (0) setback for pavement and buildings from any interior property lines within Subarea A.

**F. Parking and Loading:**

1. General Standards: Unless otherwise stated herein or otherwise depicted on the preliminary development plan, all parking and loading shall be regulated by City of Dublin Code Section 153.200 et seq.
2. Underground Parking: Underground parking facilities shall be permitted in this subarea in addition to surface parking lots.

3. Number of Spaces:

- a. CCRC: A minimum of 340 parking spaces shall be required to serve the continuing care retirement community, assisted living, and/or dementia care uses in this subarea.
- b. Other Uses: The number of parking spaces required for any other permitted use in this subarea shall be in accordance with the City of Dublin Code.

4. Circulation:

- a. Vehicular Access: Vehicular access between Subarea A and Tuller Ridge Road shall be from a single full movement curbcut in the approximate location shown on the preliminary development plan. The final location of this curbcut shall be as approved as a part of the final development plan for this subarea.
- b. Private Access Drives: Temporary private vehicular drives extending between existing Riverside Drive to Subarea A shall be provided in the approximate locations shown on the preliminary developing curbcuts. The final locations of these access drives and their corresponding curbcuts shall be as approved as a part of the final development plan for this subarea. The developer of this subarea shall be responsible for the installation and maintenance of these drives in accordance with the specifications and standards of the City of Dublin Code. It is anticipated that, prior to the time when the relocation of Riverside Drive is complete, portions of these access drives will be located on property that will be owned by the City of Dublin. The developer shall reach an appropriate agreement with the City to allow these access drives to temporarily be located on City-owned property until such time as Riverside Drive is relocated.

**G. Waste and Refuse; Screening:**

- 1. Waste and Refuse: All waste and refuse shall be placed in containers and shall be fully screened from off-site view in accordance with the Dublin City Code. Dumpsters shall be found in locations that are approved as a part of the final development plan. Such walls shall be constructed with materials that are harmonious with the architecture of the primary structure in this subarea.
- 2. Mechanical or Other Equipment: Mechanical equipment or other utility hardware on the roof, ground, or buildings shall be screened from public view with materials harmonious to the building(s) found in this subarea.

**H. Open Space; Landscaping:**

- 1. Parkland Dedication: The parkland dedication requirement for any residential units that are found in this subarea shall be met as follows:
  - a. Through the dedication to the City of Dublin of all or a portion of the real property found between existing Riverside Drive and the Scioto River, consisting of 2.37± acres of the total of 7.54± acres located in Subarea D2. This dedication shall be made following the effective date of an approved final development plan for Subarea A; and

b. If the parkland dedication requirement is not met through the commitment made in the preceding paragraph, through the provision of the following private recreational facilities in Subarea A pursuant to Section 152.086(B):

- i. Fitness center(s)
- ii. Spas
- iii. Pool(s)
- iv. Outdoor recreational space in the courtyards in front of the CCRC building

2. General Standards: Except as otherwise stated herein, landscaping shall conform to the Dublin Landscape Code, Section 153.130 et seq.

3. Landscaping Plan: A landscaping plan for this subarea shall be submitted to the Planning Commission as a part of the final development plan. Landscaping shall be in accordance with that which is approved as a part of the final development plan. The Planning Commission shall be permitted to allow deviations from the strict application of the Dublin Landscape Code as a part of its approval of the final development plan for this subarea.

4. Retaining Walls: Retaining walls shall be provided in the approximate locations shown in the preliminary development plan. Final locations for retaining walls shall be as approved as a part of the final development plan. Retaining walls exposed to public rights-of-way shall be clad with masonry, masonry veneer, stone, or stone veneer.

## **I. Lighting:**

1. General Standards: Except as otherwise stated herein, lighting shall conform to the Dublin Exterior Lighting Guidelines.

2. Lighting Plan: A lighting plan for this subarea shall be submitted to the Planning Commission as a part of the final development plan. Lighting shall be in accordance with that which is approved as a part of the final development plan. The Planning Commission shall be permitted to allow deviations from the strict application of the Dublin Exterior Lighting Guidelines as a part of its approval of the final development plan for this subarea.

3. Exterior Fixtures: Exterior light fixtures may be pole or wall mounted, shall be dark in color, and shall consistently utilize similar types and styles throughout this subarea.

4. Minimal Light Trespass: Light levels to the rear of the structure in this subarea shall be sufficiently reduced in overall coverage during nighttime periods to reduce and minimize the impact on adjoining properties, as approved at the time of final development plan.

5. Light poles: Light poles shall be limited to a maximum of 20 feet in height.

## **J. Architecture:**

### **1. Design:**

a. The architectural design of all buildings within this subarea that are initially constructed to serve continuing care retirement, independent senior living, assisted living, dementia care, and other similar uses shall be similar in form and look to the architectural drawings that are included with the preliminary development plan application. Buildings shall be of a high quality design and finish. Architecture shall be in accordance with that which is approved as a part of the final development plan.

The design concept contains a mix of differing yet complementary architectural styles inspired by many stone mansions in Dublin (found both to the north and south of the property on Riverside Drive). Each wing will terminate in an element reminiscent of these stone mansions, all four of which are unique in style and character. From there the concept meanders as though the rest of the campus grew out of these “mansions” into the overall design shown in the renderings. The central focal point will be the main entry, signifying a formal entry grounded by a Grand Arcade and Porte Cochere.

b. In the event that a final development plan application is filed that includes no buildings that are initially constructed to serve continuing care retirement, independent senior living, assisted living, dementia care, or other similar uses, then detailed architectural elevations shall be filed as a part of the final development plan. Such buildings shall be of a high quality design and finish. Architecture shall be in accordance with that which is approved as a part of the final development plan.

2. **Roofs:** All pitched roofs shall be of an architectural-gable shingle that respects the historic nature of each style; variations in color shall occur to further reinforce the concept of varying styles. Dormers shall be placed throughout in order to further enhance the variety of style. Metal roofs may be found on visible low-slope conditions and membrane roofing on flat roofs that are not visible to the public.

3. **Building Height:** The maximum height of structures shall be 60 feet as measured per the City of Dublin Code.

4. **Materials:** Permitted primary exterior materials shall include brick/brick veneer (either exposed or painted) and stone/synthetic stone. Permitted secondary exterior materials shall include stucco/synthetic stucco, engineered wood composite material (e.g. Hardi-plank or similar product), cementitious siding, or any combination thereof.

5. **Four-sided:** Buildings shall employ four-sided architecture. Exterior building materials shall be used consistently on all four sides of the structure.

## **K. Signage:**

1. **General Standards:** Except as otherwise stated herein, signage shall conform with the Dublin Sign Code, Section 153.150 et seq.

2. Signage Plan: A signage plan for this subarea shall be submitted to the Planning Commission as a part of the final development plan. Signage shall be in accordance with that which is approved as a part of the final development plan. The Planning Commission shall be permitted to allow deviations from the strict application of the Dublin Sign Code as a part of its approval of the final development plan for this subarea.

3. Ground Signs: Two ground-mounted signs shall be permitted in this subarea as follows:

a. Riverside Drive:

i. Temporary Ground Sign: Due to the anticipated relocation of Riverside Drive on a date subsequent to the development and commencement of the operation of uses within Subarea A, one (1) off-premise ground sign temporarily shall be permitted at the intersection of one of the temporary access drives for Subarea A and existing Riverside Drive. Due to its temporary nature, this ground sign shall not be required to be a monument sign but may be a free-standing sign that is supported by one or more upright poles, columns, or braces placed into the ground. At such time as Riverside Drive is relocated and is open for use by the general public, the temporary ground sign shall be removed.

ii. Permanent Ground Sign: At such time as Riverside Drive is relocated and is open for use by the general public, a permanent monument sign shall be installed at Subarea A's curbside along this roadway.

b. Tuller Ridge Road: One (1) permanent ground monument sign shall be permitted at Subarea A's curbside along Tuller Ridge Road.

c. Specifications: The specifications for the temporary and permanent ground signs in Subarea A shall be provided in the signage plan that is approved in conjunction with the final development plan for this subarea. The installation of the permanent sign along Riverside Drive shall not require the prior approval of an additional final development plan provided that all applicable requirements of the signage plan are met.

d. Identification: Should the subarea contain only a single user, then the temporary and permanent signs shall be permitted to identify that user. If there are multiple users in the subarea, then the relevant sign shall be a joint identification sign as that term is defined in the City of Dublin Sign Code.

e. Landscaping: Ground signs shall have landscaping around the base of the sign as required by Dublin Code.

f. Sign Base: Monument sign bases shall utilize materials that are complimentary to the materials used on the nearest primary structure in this subarea.

g. Illumination: All ground signs shall be externally illuminated with ground-mounted fixtures.

h. Directional Signage: Directional signage shall be permitted within this subarea in accordance with the Dublin Sign Code.

## **II. SUBAREA B:**

**A. Location:** Subarea B consists of 7.20± acres located east of and adjacent to relocated Riverside Drive and to the south of and adjacent to relocated Tuller Road.

### **B. Development Standards; Site Plan:**

1. Unless otherwise specified in the submitted drawings or in this written text, the development standards of Chapter 153 of the City of Dublin Code shall apply to this subarea. To the extent that the submitted drawings or this text are in conflict with the Code, the drawings and/or text shall govern. Basic development standards are compiled regarding proposed density, site layout, traffic, circulation, landscaping, and architectural standards. These component standards ensure consistency and quality throughout the development.

2. The site plan for Subarea B that is shown on the accompanying preliminary development plan is conceptual nature and is being provided solely for the purpose of demonstrating the subarea's capacity for the intended skilled nursing and rehabilitation facility uses and associated office space. This site plan should be utilized only for this purpose and the developer shall have the right to alter the site plan at the time of final development plan provided that the requirements of this text have been met.

### **C. Permitted Uses:** The following uses shall be permitted in Subarea B:

1. Skilled nursing and rehabilitation facilities. For purposes of this PUD, these terms shall refer to facilities providing temporary and/or permanent care for their inhabitants. Such services include, without limitation, respiratory services; rehabilitation from surgery; stroke recovery programs; cardiac rehabilitation; speech, occupational, and physical therapy; long-term nursing home care; respite care; hospice care; and Alzheimer and dementia care services.
2. The permitted and conditional uses set forth in Section 153.026 (Suburban Office and Institutional District) of the City of Dublin Zoning Code, provided that conditional uses are approved in accordance with Section 153.236

**D. Lot Coverage:** A maximum lot coverage of 70% shall be permitted in this subarea.

### **E. Setback Requirements:**

1. Relocated Riverside Drive: There shall be a minimum pavement and building setback of 60 feet from the right-of-way of relocated Riverside Drive.
2. Tuller Ridge Road: There shall be a minimum pavement setback of 18 feet and a minimum building setback of 30 feet from Tuller Ridge Road.
3. Southern Side Yard: There shall be a minimum pavement setback of 15 feet and a minimum building setback of 30 feet from the southern boundary line of Subarea B.

4. Northern Side Yard: There shall be a minimum pavement setback of 24 feet and a minimum building setback of 40 feet from the northern boundary line of Subarea B.
5. Interior Property Lines: There shall be a zero (0) setback for pavement and buildings from any interior property lines within Subarea B.

**F. Parking and Loading**: Unless otherwise stated in this text or depicted on the preliminary development plan, all parking and loading shall be regulated by City of Dublin Code Section 153.200 et seq.

**G. Circulation**: Vehicular access between Subarea B and Tuller Ridge Road shall be from a single full movement curbcut. Vehicular access between Subarea B and relocated Tuller Road also shall be from a single full movement curbcut. There shall be no curbcut for this subarea along relocated Riverside Drive. The final location of permitted curbcuts shall be as approved as a part of the final development plan for this subarea.

**H. Waste and Refuse; Screening**:

- a. Waste and Refuse: All waste and refuse shall be placed in containers and shall be fully screened from off-site view by a stone or brick wall in accordance with the Dublin City Code. Such walls shall be constructed with materials that are harmonious with the architecture of the primary structure in this subarea.
2. Mechanical or Other Equipment: Mechanical equipment or other utility hardware on the roof, ground, or buildings shall be screened from public view with materials harmonious to the building(s) found in this subarea.

**I. Landscaping**:

1. General Standards: Except as otherwise stated herein, landscaping shall conform to the Dublin Landscape Code, Section 153.130 et seq.
2. Landscaping Plan: A landscaping plan for this subarea shall be submitted to the Planning Commission as a part of the final development plan. Landscaping shall be in accordance with that which is approved as a part of the final development plan. The Planning Commission shall be permitted to allow deviations from the strict application of the Dublin Landscape Code as a part of its approval of the final development plan for this subarea.
3. Retaining Walls: Retaining walls, if utilized in this subarea, shall be located as approved as a part of the final development plan. Retaining walls exposed to public rights-of-way shall be clad with masonry, masonry veneer, stone, or stone veneer.

**J. Lighting**:

1. General Standards: Except as otherwise stated herein, lighting shall conform to the Dublin Exterior Lighting Guidelines.
2. Lighting Plan: A lighting plan for this subarea shall be submitted to the Planning Commission as a part of the final development plan. Lighting shall be in accordance with

that which is approved as a part of the final development plan. The Planning Commission shall be permitted to allow deviations from the strict application of the Dublin Exterior Lighting Guidelines as a part of its approval of the final development plan for this subarea.

3. Exterior Fixtures: Exterior light fixtures may be pole or wall mounted, shall be dark in color, and shall consistently utilize similar types and styles.
4. Minimal Light Trespass: Light levels to the rear of the structure in this subarea shall be sufficiently reduced in overall coverage during nighttime periods to reduce and minimize the impact on adjoining properties, as approved at the time of final development plan.
5. Light poles: Light poles shall be limited to a maximum of 20 feet in height.

#### **K. Architecture:**

1. Design: The architectural design of all buildings within this subarea shall be in accordance with that which is approved as a part of the final development plan. The architecture in this subarea shall be complimentary to the architecture, if any, that has been previously approved in Subareas A and C of this PUD.
2. Building Height: The maximum height of structures shall be 45 feet as measured per the City of Dublin Code.
3. Materials: Permitted exterior materials shall include brick, stone/synthetic stone, stucco/synthetic stucco, engineered wood composite material (e.g. Hardi-plank or similar product), cementitious siding, or any combination thereof. The application of brick or stone veneer to a single building façade shall be prohibited.
4. Four-sided: Buildings shall employ four-sided architecture. Exterior building materials shall be used consistently on all four sides of the structure.

#### **L. Signage:**

1. General Standards: Except as otherwise stated herein, signage shall conform with the Dublin Sign Code, Section 153.150 et seq.
2. Signage Plan: A signage plan for this subarea shall be submitted to the Planning Commission as a part of the final development plan. Signage shall be in accordance with that which is approved as a part of the final development plan. The Planning Commission shall be permitted to allow deviations from the strict application of the Dublin Sign Code as a part of its approval of the final development plan for this subarea.
3. Ground Signs: Ground-mounted signs shall be permitted in this subarea as follows:
  - a. Location; Number: A ground sign shall be permitted along the subarea's frontage on two of the following three rights-of-way: relocated Riverside Drive, relocated Tuller Road, and Tuller Ridge Road.

- b. Specifications: The specifications for the ground signs in Subarea C shall be provided in the signage plan that is approved in conjunction with the final development plan for this subarea.
- c. Identification: Should the subarea contain only a single user, then the ground signs shall be permitted to identify that user. If there are multiple users in the subarea, then the relevant sign shall be a joint identification sign as that term is defined in the City of Dublin Sign Code.
- d. Landscaping: Ground signs shall have landscaping around the base of the sign as required by Dublin Code.
- e. Sign Base: Monument sign bases shall utilize materials that are complimentary to the materials used on the nearest primary structure in this subarea.
- f. Illumination: All ground signs shall be externally illuminated with ground-mounted fixtures.
- g. Directional Signage: Directional signage shall be permitted within this subarea in accordance with the Dublin Sign Code.

### **III. SUBAREA C:**

**A. Location:** Subarea C consists of 6.44± acres located in the northern portion of the PUD to the east of and adjacent to relocated Riverside Drive and to the north of and adjacent to relocated Tuller Road.

### **B. Development Standards; Site Plan:**

- 1. Unless otherwise specified in the submitted drawings or in this written text, the development standards of Chapter 153 of the City of Dublin Code shall apply to this subarea. To the extent that the submitted drawings or this text are in conflict with the Code, the drawings and/or text shall govern. Basic development standards are compiled regarding proposed density, site layout, traffic, circulation, landscaping, and architectural standards. These component standards ensure consistency and quality throughout the development.
- 2. The site plan for Subarea C that is shown on the accompanying preliminary development plan is conceptual nature and is being provided solely for the purpose of demonstrating the subarea's capacity for the intended uses. This site plan should be utilized only for this purpose and the developer shall have the right to alter the site plan at the time of final development plan provided that the requirements of this text have been met.

### **C. Permitted Uses:** The following uses shall be permitted in Subarea A:

- 1. The permitted and conditional uses set forth in Section 153.026 (Suburban Office and Institutional District) of the City of Dublin Zoning Code, provided that conditional uses are approved in accordance with Section 153.236

2. Pharmacies (drive-thrus in association with a pharmacy shall be a conditional use that must be reviewed and approved in accordance with Section 153.236 of the Dublin Zoning Code)

3. Sales of durable medical equipment

**D. Lot Coverage:** Lot coverage shall not exceed 70% in this subarea.

**E. Setback Requirements:**

1. Relocated Riverside Drive: There shall be a minimum pavement and building setback of 60 feet from the right-of-way of relocated Riverside Drive.
2. Relocated Tuller Road: There shall be a minimum pavement setback of 24 feet and a minimum building setback of 40 feet from the right-of-way of relocated Tuller Road.
3. Northern Side Yard: Along the northern boundary of Subarea C between the eastern boundary of Subarea C and the northern edge of the roundabout on redesigned Tuller Ridge Road, there shall be a minimum pavement setback of 18 feet and a minimum building setback of 30 feet as measured from the boundary line. Along the remainder of the northern boundary of Subarea C, the minimum pavement setback shall be 15 feet and the minimum building setback shall be 20 feet as measured from the boundary line or the right-of-way, as the case may be.
4. Interior Property Lines: There shall be a zero (0) setback for pavement and buildings from any interior property lines within Subarea C.

**F. Parking and Loading:**

1. General Standards: Unless otherwise stated herein or otherwise depicted on the preliminary development plan, all parking and loading shall be regulated by City of Dublin Code Section 153.200 et seq.
2. Structured Parking: A single-deck parking structure shall be permitted but not required in this subarea.
3. Number of Spaces: The minimum number of parking spaces shall be in accordance with that which is required by the Dublin Zoning Code.
4. Circulation: Vehicular access between Subarea C and relocated Tuller Road shall be from a single full movement curbcut. Vehicular access between Subarea C and Tuller Ridge Drive shall be provided from a single curbcut. There shall be no curbcut for this subarea along relocated Riverside Drive. In the event that development of this subarea occurs before the opening of relocated Tuller Road for use by the general public, then Subarea C shall be permitted a single curbcut along existing Tuller Road. The final location of permitted curbcuts shall be as approved as a part of the final development plan for this subarea.

### **G. Waste and Refuse; Screening:**

1. **Waste and Refuse:** All waste and refuse shall be placed in containers and shall be fully screened from off-site view by a stone or brick wall in accordance with the Dublin City Code. Such walls shall be constructed with materials that are harmonious with the architecture of the primary structure in this subarea.
2. **Mechanical or Other Equipment:** Mechanical equipment or other utility hardware on the roof, ground, or buildings shall be screened from public view with materials harmonious to the building(s) found in this subarea.

### **H. Landscaping:**

1. **General Standards:** Except as otherwise stated herein, landscaping shall conform to the Dublin Landscape Code, Section 153.130 et seq.
2. **Landscaping Plan:** A landscaping plan for this subarea shall be submitted to the Planning Commission as a part of the final development plan. Landscaping shall be in accordance with that which is approved as a part of the final development plan. The Planning Commission shall be permitted to allow deviations from the strict application of the Dublin Landscape Code as a part of its approval of the final development plan for this subarea.
3. **Retaining Walls:** Retaining walls, if utilized in this subarea, shall be located as approved as a part of the final development plan. Retaining walls exposed to public rights-of-way shall be constructed of masonry, masonry veneer, stone, or stone veneer.

### **I. Lighting:**

1. **General Standards:** Except as otherwise stated herein, lighting shall conform to the Dublin Exterior Lighting Guidelines.
2. **Lighting Plan:** A lighting plan for this subarea shall be submitted to the Planning Commission as a part of the final development plan. Lighting shall be in accordance with that which is approved as a part of the final development plan. The Planning Commission shall be permitted to allow deviations from the strict application of the Dublin Exterior Lighting Guidelines as a part of its approval of the final development plan for this subarea.
3. **Exterior Fixtures:** Exterior light fixtures may be pole or wall mounted, shall be dark in color, and shall consistently utilize similar types and styles.
4. **Minimal Light Trespass:** Light levels to the rear of the structure in this subarea shall be sufficiently reduced in overall coverage during nighttime periods to reduce and minimize the impact on adjoining properties, as approved at the time of final development plan.
5. **Light poles:** Light poles shall be limited to a maximum of 20 feet in height.

**J. Architecture:**

1. **Design:** The architectural design of all buildings within this subarea shall be in accordance with that which is approved as a part of the final development plan. The architecture in this subarea shall be complimentary to the architecture, if any, that has been previously approved in Subareas A and B of this PUD.
2. **Building Height:** The maximum height of structures shall be 35 feet as measured per the City of Dublin Code.
3. **Materials:** Permitted exterior materials shall include brick, stone/synthetic stone, stucco/synthetic stucco, engineered wood composite material (e.g. Hardi-plank or similar product), cementitious siding, or any combination thereof. The application of brick or stone veneer to a single building façade shall be prohibited.
4. **Four-sided:** Buildings shall employ four-sided architecture. Exterior building materials shall be used consistently on all four sides of the structure.

**K. Signage:**

1. **General Standards:** Except as otherwise stated herein, signage shall conform with the Dublin Sign Code, Section 153.150 et seq.
2. **Signage Plan:** A signage plan for this subarea shall be submitted to the Planning Commission as a part of the final development plan. Signage shall be in accordance with that which is approved as a part of the final development plan. The Planning Commission shall be permitted to allow deviations from the strict application of the Dublin Sign Code as a part of its approval of the final development plan for this subarea.
3. **Ground Signs:** Ground-mounted monument signs shall be permitted in this subarea as follows:
  - a. **Tuller Road:**
    - i. **Temporary Ground Sign:** In the event that Tuller Road has not been relocated at the time of the development of Subarea C, a single ground sign temporarily shall be permitted at Subarea C's curbcut on existing Tuller Road. Due to its temporary nature, this ground sign shall not be required to be a monument sign but may be a free-standing sign that is supported by one or more upright poles, columns, or braces placed into the ground. At such time as Tuller Road is relocated and is open for use by the general public, the temporary ground sign shall be removed.
    - ii. **Permanent Ground Sign:** At such time as Tuller Road is relocated and is open for use by the general public, a permanent monument sign shall be installed at Subarea D's curbcut along this roadway
  - b. **Relocated Riverside Drive/Tuller Ridge Road:** One (1) permanent ground monument sign shall be permitted along Subarea C's frontage on either relocated Riverside Drive or Tuller Ridge Drive.

- c. **Specifications:** The specifications for the ground signs in Subarea C shall be provided in the signage plan that is approved in conjunction with the final development plan for this subarea.
- d. **Identification:** Should the subarea contain only a single user, then the ground signs shall be permitted to identify that user. If there are multiple users in the subarea, then the relevant sign shall be a joint identification sign as that term is defined in the City of Dublin Sign Code.
- e. **Landscaping:** Ground signs shall have landscaping around the base of the sign as required by Dublin Code.
- f. **Sign Base:** Monument sign bases shall utilize materials that are complimentary to the materials used on the nearest primary structure in this subarea.
- g. **Illumination:** All ground signs shall be externally illuminated with ground-mounted fixtures.
- h. **Directional Signage:** Directional signage shall be permitted within this subarea in accordance with the Dublin Sign Code.

#### **IV. SUBAREA D:**

**A. Location:** Subarea D consists of 16.45± acres of real property that are anticipated to eventually fall under the ownership of the City of Dublin. A subsection of this subarea is labeled as Subarea D1 (1.84± acres) and extends to the north of relocated Riverside Drive between Subareas A and B. This subsection is intended for use as parkland. A second subsection is labeled as Subarea D2 (7.54± acres) and is located east of and adjacent to the Scioto River and to the west of and adjacent to relocated Riverside Drive. The intent behind the creation of this open space is to provide property to be developed as a riverfront park. Lastly, Subarea D3 (7.07± acres) consists of to-be-dedicated right-of-way for the redesign of the road system within the boundaries of the PUD.

**B. Development Standards:** Unless otherwise specified in the submitted drawings or in this written text, the development standards of Chapter 153 of the City of Dublin Code shall apply to this subarea. To the extent that the submitted drawings or this text are in conflict with the Code, the drawings and/or text shall govern. Development of park uses shall occur in accordance with the approved final development plan for this subarea.

#### **C. Permitted Uses:**

1. Parks and open space shall be the only permitted uses in Subarea D1 and D2.
2. Subarea D3 shall be used as public right-of-way.

**D. Dedication:** All or a portion of the 2.37 acres found in Subarea D2 between existing Riverside Drive and the Scioto River shall be dedicated to the City of Dublin for open space and park purposes following the approval of the first final development plan for a project found in Subarea A.

**E. Transfer:** Subarea D1, all portions of Subarea D2 that are not dedicated to the City of Dublin, and Subarea D3 shall be transferred to the City of Dublin pursuant to the terms of an economic development agreement to be executed between the developer and the municipality.

**F. Setback:** There shall be a minimum pavement and building setback of 60 feet from the southern edge of the right-of-way for relocated Riverside Drive.

**G. Off-premise Ground Sign:** Due to the anticipated relocation of Riverside Drive on a date subsequent to the development and commencement of the operation of uses within Subarea A, one (1) off-premise ground sign temporarily shall be permitted in Subarea D at the intersection of either of the temporary access drives running between Subarea A and existing Riverside Drive. This sign shall meet the requirements set forth in this text for Subarea A. At such time as Riverside Drive is relocated and is open for use by the general public, the temporary ground sign shall be removed.

#### **V. SUBAREA E:**

**A. Location:** Subarea E consists of 3.90± acres located in the southwestern portion of the PUD to the east of and adjacent to existing Riverside Drive and to the west of and adjacent to relocated Riverside Drive.

**B. Development Standards:** Unless otherwise specified in the submitted drawings or in this written text, the development standards of Chapter 153 of the City of Dublin Code shall apply to this subarea. To the extent that the submitted drawings or this text are in conflict with the Code, the drawings and/or text shall govern. Basic development standards are compiled regarding proposed density, site layout, traffic, circulation, landscaping, and architectural standards. These component standards ensure consistency and quality throughout the development.

**C. Permitted Uses:** The following uses shall be permitted in Subarea E:

1. The permitted and conditional uses set forth in Section 153.028 (Community Commercial District) of the City of Dublin Zoning Code, provided that the conditional uses are approved in accordance with Section 153.236
2. Outdoor dining patios
3. Parkland and open space

**D. Lot coverage:** A maximum lot coverage of seventy percent (70%) shall be permitted in this subarea.

#### **E. Setback Requirements:**

1. Relocated Riverside Drive: There shall be a minimum pavement and building setback of 60 feet from the right-of-way of relocated Riverside Drive.
2. Western Boundary: There shall be a minimum pavement setback of 15 feet and a minimum building setback of 20 feet from the western boundary of this subarea,

provided, however, that patios may encroach a maximum of 10 feet into the minimum building setback.

3. Northern Boundary: There shall be a minimum pavement setback of 15 feet and a minimum building setback of 20 feet from the northern boundary line of Subarea E.
4. Southern Boundary: There shall be a minimum pavement setback of 15 feet and a minimum building setback of 20 feet from the southern boundary line of Subarea E.
5. Interior Property Lines: There shall be a zero (0) setback for pavement and buildings from any interior property lines within Subarea E.

#### **F. Parking and Loading:**

1. General Standards: Unless otherwise stated herein or otherwise depicted on the preliminary development plan, all parking and loading shall be regulated by City of Dublin Code Section 153.200 et seq.
2. Number of Spaces: Prior to the relocation of Riverside Drive and Tuller Road, the existing restaurant in Subarea E is served by 85 parking spaces found adjacent to that facility as well as 79 parking spaces found in a remote lot to the north of the facility. With the elimination of the remote parking lot due to the relocation of Riverside Drive and Tuller Road, the owner of the restaurant shall have the need to provide additional parking within Subarea E. Therefore, a maximum of 164 parking spaces shall be permitted in Subarea E.

**G. Circulation**: Vehicular access between Subarea E and existing Riverside Drive Road currently occurs via a curbcut along the western boundary of Subarea E. Subarea E shall continue to have use of this curbcut until such time as relocated Riverside Drive is open for use by public traffic. At that time, vehicular access between Subarea E and relocated Riverside Drive shall be from a single full movement curbcut along the eastern boundary of Subarea E in the approximate location which is shown on the preliminary development plan. The final location of this curbcut shall be as approved as a part of the final development plan for this subarea.

#### **H. Waste and Refuse; Screening:**

1. Waste and Refuse: All waste and refuse shall be placed in containers and shall be fully screened from off-site view by a stone or brick wall in accordance with the Dublin City Code. Such walls shall be constructed with materials that are harmonious with the architecture of the primary structure in this subarea.
2. Mechanical or Other Equipment: Mechanical equipment or other utility hardware on the roof, ground, or buildings shall be screened from public view with materials harmonious to the building(s) found in this subarea.

#### **I. Landscaping:**

1. General Standards: Except as otherwise stated herein, landscaping shall conform to the Dublin Landscape Code, Section 153.130 et seq.

2. Landscaping Plan: A landscaping plan for this subarea shall be submitted to the Planning Commission as a part of the final development plan. Landscaping shall be in accordance with that which is approved as a part of the final development plan. The Planning Commission shall be permitted to allow deviations from the strict application of the Dublin Landscape Code as a part of its approval of the final development plan for this subarea.
3. Screening of Service and Loading Areas: Service courts and loading docks shall be screened from off-site view by a masonry wall consisting of materials that are complimentary to those found on the primary structure that is found in this subarea.
4. Screening of Vehicular Use Areas: No screening of vehicular use areas shall be required until such time as Riverside Drive has been relocated and is open for use by the general public. At the time that such screening is required, it shall be installed and maintained in accordance with the Dublin Zoning Code.

**J. Lighting:**

1. General Standards: Except as otherwise stated herein, lighting shall conform to the Dublin Exterior Lighting Guidelines unless otherwise approved by Planning Commission as a part of a final development plan for this subarea.
2. Lighting Plan: A lighting plan for this subarea shall be submitted to the Planning Commission as a part of the final development plan. Lighting shall be in accordance with that which is approved as a part of the final development plan. The Planning Commission shall be permitted to allow deviations from the strict application of the Dublin Exterior Lighting Guidelines as a part of its approval of the final development plan for this subarea.
3. Exterior Fixtures: Exterior light fixtures may be pole or wall mounted, shall be dark in color, and shall consistently utilize similar types and styles.
4. Minimal Light Trespass: Light levels to the rear of the structure in this subarea shall be sufficiently reduced in overall coverage during nighttime periods to reduce and minimize the impact on adjoining properties, as approved at the time of final development plan.
5. Light poles: Light poles shall be limited to a maximum of 20 feet in height.

**K. Architecture:**

1. Design: The architectural design of all buildings within this subarea shall be in accordance with that which is approved as a part of the final development plan.
2. Building Height: The maximum height of structures shall be 35 feet as measured per the City of Dublin Code.
3. Four-sided: Buildings shall employ four-sided architecture. Exterior building materials shall be used consistently on all four sides of the structure.

**L. Signage:** Signage shall conform with the Dublin Sign Code, Section 153.150 et seq.

**VI. GENERAL MATTERS:**

The site plans that are shown on the accompanying preliminary development plan for Subareas B and C are conceptual in nature and are being provided for the purpose of demonstrating the capacity of these respective sites for the uses contemplated therein. Therefore, the applicant shall have the right to provide alternative plans at the time of final development plan for each of these subareas provided that such plans conform to the requirements of this zoning text. The site plan shown in Subarea A on the accompanying preliminary development plan represents the anticipated layout of the senior living-related uses on the site. In the event that another use or uses are developed in that subarea pursuant to this zoning, then the applicant also shall have the right to provide alternative plans at the time of final development plan for this subarea provided that such plan conforms to the requirements of this zoning text.

Invictus Riverside Zoning Text  
(alu) (12/16/08)

OWNER

Invictus Land Holding, LLC  
And Tuller Henderson LLC  
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Columbus, OH 43220

APPLICANT

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A Touch of Class Center Partnership  
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**RECEIVED**  
6565 Worthington Galena Road, Ltd.  
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LAND USE &  
LONG RANGE PLANNING  
08-1162

FHIT LLC  
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## VRABLE HEALTHCARE PUD

### Rezoning Statement

The future land use designation for this area in the *2007 Community Plan* is “Mixed Residential-Medium Density,” with a density around five units to the acre. Portions of the site are also shown as open space in the plan. However, the current zoning classification of the property in the CC, Community Commercial District, may be of greater importance.

Under the current zoning, a wide range of retail and related uses are permitted, including uses such as general retail stores, hardware stores, clothing stores, automobile sales, restaurants, hotels, and even sexually-oriented business establishments. These uses are allowed as of right and would generally require only the approval of a Corridor Review District application by the Planning Commission and the issuance of permits at the staff level before development could begin. On this size of property, these uses could be extensive, regardless of what is stated as a future land use recommendation in the Community Plan.

The benefit of the proposed zoning is that it will provide uses that are appropriate for the area while removing the ability to develop uses that may not be desirable from the City’s perspective. This PUD will provide residential opportunities for senior citizens, uses which are clearly more in line with the recommendation of the Community Plan than the uses that are available under the current zoning. The medical office and skilled nursing buildings that are proposed in this PUD will blend effectively with existing development in the area, which includes office development along Tuller Road west to Riverside Drive.

The residential and skilled nursing components of this site plan are more beneficial to the community than typical residential development. Not only do they serve the aging portion of the City’s population, but the nature of these uses will have significantly less impact on traffic. This proposal also accommodates the relocations and realignment of Riverside Drive and Tuller Road in accordance with the City’s long-term transportation plans. Additionally, no school-aged children will be generated from this development, creating additional tax revenue for the school system but no corresponding duty to spend money on new students.

In conjunction with this proposal, the City will have the once-in-a-lifetime opportunity to create a riverfront park. The applicant proposes to transfer significant acreage to the City upon approval of this zoning and the execution on an economic development agreement between it and the municipality. The creation of this amenity so near to the historic district will make this area of the City even more vibrant and attractive for residents.

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LONG RANGE PLANNING

08-1162

The desirability of this development is evident when comparing it to what is possible with current land use entitlements. Instead of leaving open the possibility of intense retail development, this proposal provides softer uses with abundant green space and a design that is sensitive to the property's prominent location. Furthermore, it provides an opportunity for the city to realize the financial rewards of income and real property taxes from a quality development. In every respect this proposal is beneficial for Dublin.

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