



CITY OF DUBLIN.

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PLANNING REPORT

PLANNING AND ZONING COMMISSION

NOVEMBER 12, 2009

SECTION I - CASE INFORMATION

**2. Perimeter Center PCD, WD Partners
09-091Z/PDP/FDP**

**7007 Discovery Boulevard
Rezoning/Preliminary Development Plan
Final Development Plan**

Proposal: Creation of a new subarea (Subarea C-1) to make minor clarifications to the development standards and to include research, light manufacturing, packaging and assembly, and other similar uses to a parcel within the Perimeter Center Planned District This site is located on the southwest corner of the intersection of Post Road and Discovery Boulevard.

Request: Review and recommendation of approval to City Council of a Rezoning and Preliminary Development Plan and review and approval of a Final Development Plan under the Planned District provisions of Code Section 153.050.

Applicant: WD Partners, represented by Aaron Underhill, Smith & Hale.

Planning Contact: Claudia D. Husak, AICP, Planner II.

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Case Summary

This is a request for review and approval of a rezoning/preliminary development plan to create a new Subarea for the Perimeter Center Planned District for the purpose of expanding the permitted uses to include manufacturing and warehousing. This is also a request for review and approval of a final development plan for this fully developed site.

Site History

This proposal concerns a single lot of 24.6 acres within the Perimeter Center Planned Commerce district, originally zoned in 1988. Two different Subareas regulate development details and permitted uses. The northern third of the site was rezoned in 1994 to establish Subarea B-1, which permits the SO (Suburban Office and Institutional) and the OLR (Office, Laboratory and Research) Districts of the Zoning Code in effect at that time (1988 Zoning Code). In addition, the Subarea permits drive-in facilities in association with a permitted use, daycare centers and the manufacturing and distribution of compact discs.

The remainder of the site is included in Subarea C, which also permits the SO and OLR uses plus health related institutional uses, wholesale uses of the RI, Restricted Industrial District, ancillary commercial uses, and limited manufacturing, light assembly and warehousing.

Site Description

Location

The site is located on the south side of Post Road and its boundaries are Discovery Boulevard to the east, Perimeter Drive to the south and Holt Road to the west.

Site Character

The site contains two, two-story buildings connected by a single story 4,540-square-foot connector, totaling 337,303 square feet. Both buildings contain several loading docks along the Holt Drive frontage accessed by two driveways per building. Access to the parking lot for employees and visitors is from Discovery Boulevard where the majority of the 763 parking spaces are located. Mature landscaping and significant mounding are located along the site perimeter and provide screening for the loading and vehicular use areas. A large retention pond with a water fall is located in the northern portion of the site and a smaller pond is located to the south.

Surrounding Zoning and Uses

The site and surrounding area to the south and east are zoned PCD, Planned Commerce District as part of the Perimeter Center plan. The building to the east contains a daycare and to the south is the MAG car dealership. To the east are condominiums within the Perimeter Lakes, zoned R-12, Urban Residential District, and the Village at Heatherstone subdivisions, zoned PLR, Planned Low Density Residential District. There have been concerns in the past regarding the negative impact of loading activities to the surrounding residential properties. Planning recommends that the development text addresses these concerns.

Community Plan

Future Land Use

This site is designated as *Standard Office* on Future Land Use Map and the existing density is 13,670 square feet per acre, which is slightly higher than 12,500 recommended in the Plan for Standard Office. No additional development is proposed as part of this application. It is Planning's opinion that while the proposed uses do not fit within the definition of *Standard Office* as stated in the Community Plan ("Buildings used for the conduct of business where no sales of stock-in-trade, manufacturing, or warehousing occur."), the proposed uses are appropriate for this site and the building has been uniquely designed to accommodate the proposed uses.

The existing facility and site development are already configured for clean manufacturing and accessory warehousing and are properly screened from adjacent uses. The existing development text permits compact disc manufacturing and distribution, electronics assembly, clean room manufacturing, packaging, assembly, and warehousing/distribution if incidental to other permitted uses. Generally, the proposal does not substantially increase the intensity of these or similar activities relative to surrounding uses.

Rezoning/Preliminary Development Plan Description

Overview

Rezoning to a Planned Unit Development requires the creation of a development text, which will serve as the zoning regulation for all development requirements for the site, unless not specifically noted, in which case the Zoning Code requirements apply. A development text typically addresses permitted and conditional uses, setbacks, parking, landscaping, signs and architecture among other subjects. The applicant has provided a development text that as part of this rezoning establishes a new Subarea C-1 of the Perimeter Center planned development for this site. This allows development regulations that are unique to these 24+ acres and are not applicable to any other land within Perimeter Center.

Development Text

The main change from the previously approved development text for Subareas B-1 and C is the incorporation of both subareas into one and the subsequent consolidation and clarification of the permitted and conditional uses. A majority of the remainder of the proposed text is the same.

- *Use.* The applicant is proposing to combine the list of uses permitted under the existing Perimeter Center Subarea C and Subarea B-1 text. The applicant is also proposing to add other uses to allow the buildings to be used at their maximum capacity and aid in the leasing of this large space. The proposed rezoning will permit the permitted uses of the SO and OLR Districts of the Zoning Code, research laboratories, packaging and assemble, wholesaling, manufacturing including low-intensity, non-pollutant, and clean-room manufacturing, data processing, warehousing and distribution and ancillary commercial uses intended to serve employees and tenants. Conditional uses are those that are conditional in the SO and OLR Districts and call centers (due their potential for greater parking need). The development text eliminates drive-in facilities as a permitted use and requires conditional use approval for auto-oriented uses within the SO and OLR Districts.

Due to the nature of the existing and proposed uses and the layout of the site, which has the loading areas located along Holt Drive, where residential uses abut, Planning recommends that loading activities be limited to customary business hours and that no loading or idling may occur between 7 p.m. and 7 a.m. and that the development text be amended to reflect this limitation.

- *Density/Lot Coverage.* The proposed development text does not specify density so the maximum building site will be determined by parking, setbacks and lot coverage. The text permits up to 75 percent lot coverage, which is five percent more than what Code permits for a similar uses but remains in line with what the existing text allows.
- *Setbacks and Easements.* The text requires pavement setbacks of 25 feet for Discovery Boulevard and allows a minor encroachment of five feet into this setback for an existing parking space in the center of the site. Other setbacks are the same as they were in the original text:

Road	Pavement Setback in feet	Building Setback in feet
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<i>Post Road</i>	75	100
<i>Holt Drive</i>	25	25
<i>Perimeter Drive</i>	35	75
<i>Discovery Boulevard</i>	25	50

The text permits setbacks for a parking structure to be the same as the pavement setbacks.

- *Architecture.* The approved development text for Perimeter Center does not include architectural requirements for either subarea. The proposed text requires consistency with the existing architecture on the site, which includes brick, stone and split-faced block in natural colors. Metal cladding and siding and split-faced block are permitted in limited locations on the rear of the buildings.
- *Landscaping.* Site landscaping is required to meet Code and includes special requirements for the Post Road and Perimeter Drive frontages for mounding height and width. The requirements were also included in the original text.
- *Lighting.* The proposed text limits the height of poles to 28 feet and requires similar types of fixtures throughout the site, which must be dark in color. All other lighting must meet Code.
- *Signs.* The text requires adherence to Code for signs for the new Subarea C-1 and permits changes to the sign face and location to be approved administratively.

Final Development Plan Description

Overview

The Final Development Plan is the last step in the development of a Planned District and requires that all site development details be approved by the Planning and Zoning Commission. The applicant is not proposing any modifications to the site development, the building elevations, landscaping or signs, but requests that the Commission approve a final development plan for the site as it currently exists. The final development plan indicates adherence to all requirements of the proposed development text.

SECTION II - REVIEW STANDARDS

Rezoning/Preliminary Development Plan

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.

Evaluation and Recommendation based on Preliminary Development Plan Criteria

Section 153.050 of the Zoning Code identifies criteria for the review and approval for a Rezoning/Preliminary Development Plan. The following is an evaluation by Planning based on those criteria. The criteria are arranged in the following categories and are in a different order than listed in the Code:

Adopted Policies and Plans (Criteria 1, 2, 3, and 4) The proposed development is consistent with the Dublin Zoning Code; is in conformity with the Community Plan; advances the general welfare of the City; and 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.

Criteria met. The Future Land Use Plan of the 2007 Community Plan identifies the land use for this site as *Standard Office*. In Planning's opinion, this proposal only expands upon uses already permitted for this site, which considering the existing site layout, building configuration and size and landscape screening are appropriate in this location and are consistent with those normally applied to office developments.

Parks and Open Space (Criteria 5 and 6) The proposed residential development will have sufficient open space areas that meet the objectives of the Community Plan; and the proposed development respects the unique characteristic of the natural features and protects the natural resources of the site.

Criteria met. This requirement is not applicable to commercial development; however, the site includes substantial areas of perimeter mounding with landscape treatment.

Traffic, Utilities and Stormwater Management (Criteria 7, 8, and 11) Adequate utilities, access roads, drainage, retention and/or necessary facilities have been or are being provided; and adequate measures have been or will be taken 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; and 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.

Criteria met. The site will have access to adequate utilities and access to this site is available from several points along two public roads.

Development Standards (Criteria 9, and 10) The relationship of buildings and structures provides for the coordination and integration of this development to the community and maintains the image of Dublin as a quality community; and the development standards, and the design and layout of the open space systems and parking areas, traffic accessibility and other elements contribute to the orderly development of land within the City.

Criteria may be met with condition. The proposal maintains the existing development standards from the Perimeter Center text and makes a minor allowance for parking spaces to encroach a minimal distance along Discovery Boulevard to accommodate existing conditions. The proposed uses will have adequate parking, and call centers which may require additional parking is a conditional use.

Due to the proximity of the site's loading areas to residences, Planning recommends that the development text be modified to limit loading activities and idling to the hours of 7 a.m. and 7 p.m. (Condition 1).

Design Standards (12, and 13) The design, site arrangement, and anticipated benefits of the proposed development justify any deviation from the standard development regulations included in the Code or the Subdivision Regulations; are consistent with the intent of the Planned Development District regulations; and 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.

Criteria met. The development text outlines all applicable development standards for this site.

Infrastructure (Criteria 14, 15 and 16) 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; the proposed development can be adequately serviced by existing or planned public improvements; and the applicant's contributions to the public infrastructure are consistent with the Thoroughfare Plan and are sufficient to service the new development.

Criteria met. There are adequate services in place.

Final Development Plan

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

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

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

updated standards if the Planning and Zoning Commission determines that the updated standards would not cause undue hardship.

Evaluation and Recommendation based on Final Development Plan Criteria

Section 153.055(B) of the Code identifies criteria for the review and approval for a final development plan. Following is an evaluation by Planning based on those criteria. The criteria are arranged in the following categories and may be in a different order than listed in the Code:

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

Criteria met. The proposal conforms to the preliminary development plan in terms of permitted use, lot coverage, and setbacks.

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

Criteria met. The site provides adequate lighting, and vehicular circulation for the proposed uses.

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

Criteria met. Overall, the proposal conforms to the preliminary development plan requirement for appropriate landscaping details, adequate stormwater management, and sign details. The sign conforms to the requirements outlined in the Code.

SECTION III – PLANNING OPINION AND RECOMMENDATION

Rezoning/Preliminary Development Plan: Approval with 1 Condition

In Planning's opinion, this proposal complies with the rezoning/preliminary development plan criteria and the existing development standards within the area. Approval is recommended, with one condition:

Condition:

That the development text be modified to limit loading activities and idling to the hours of 7 a.m. and 7 p.m.

Final Development Plan: Approval

In Planning's opinion, this proposal complies with the preliminary development plan, the final development plan criteria and the existing development standards within the area. Approval is recommended.

Preliminary Development Plan

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;

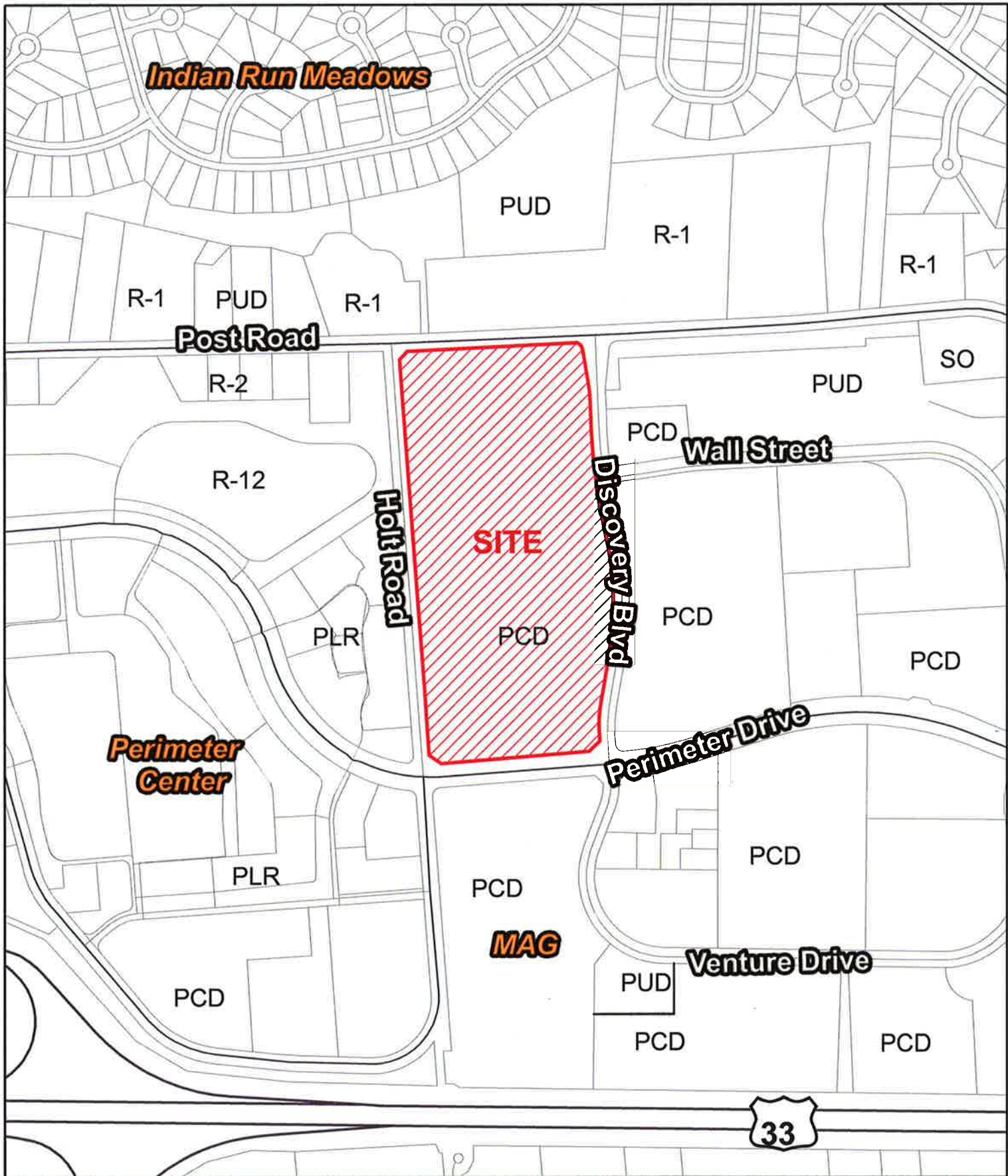
- 15) The proposed development can be adequately serviced by existing or planned public improvements and not impair the existing public service system for the area; and
- 16) The applicant's contributions to the public infrastructure are consistent with the Thoroughfare Plan and are sufficient to service the new development.

Final Development Plan

Review Criteria

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

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

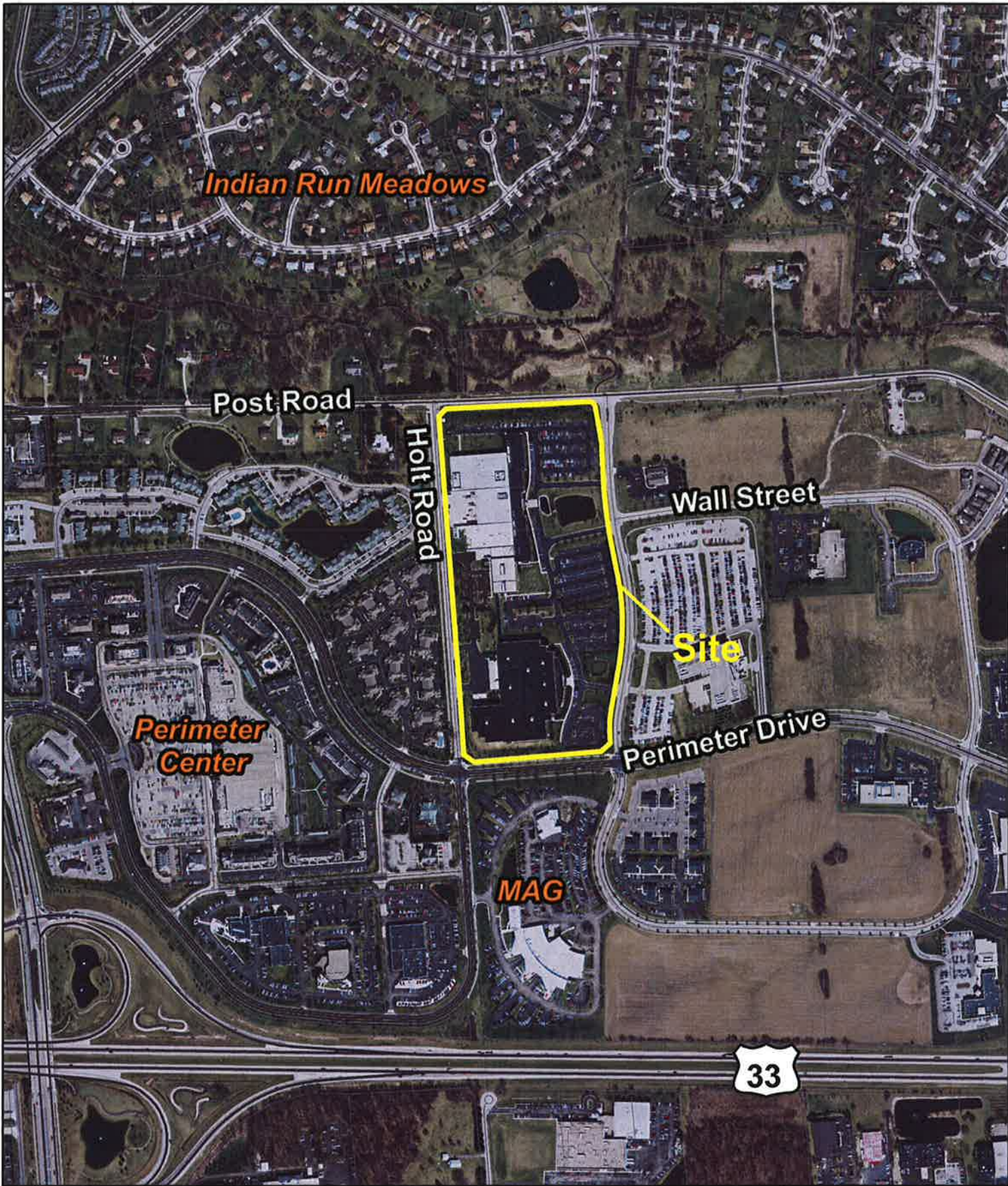


City of Dublin
Land Use and
Long Range Planning

09-091Z/PDP/FDP
Rezoning/
Preliminary Development Plan/
Final Development Plan
Perimeter Center PCD -Subarea B-1 & C
7007 Discovery Blvd



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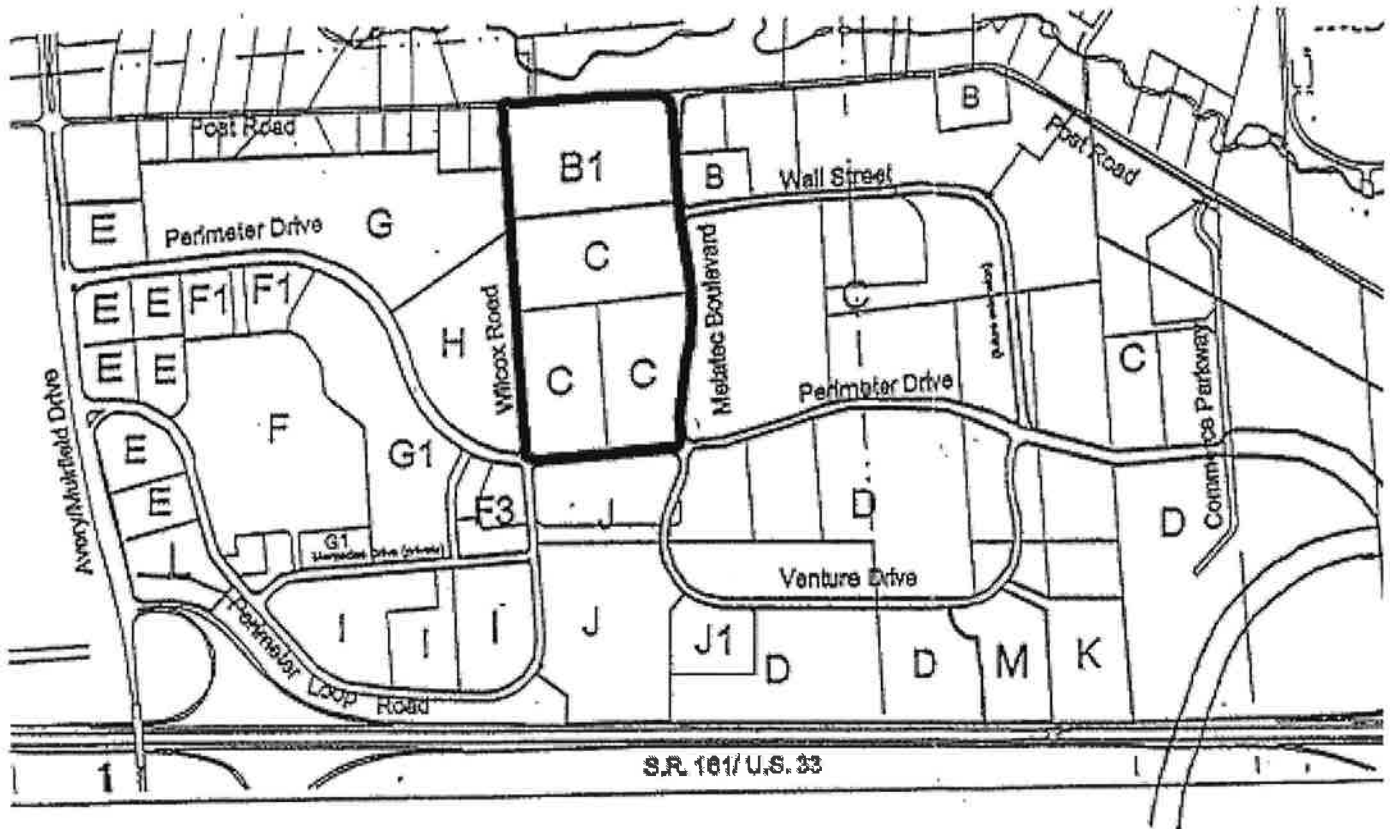
City of Dublin
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DEVELOPMENT CONTEXT



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Perimeter Center PCD Subarea Map



09-091Z/PDP/FDP
Rezoning/Preliminary Development Plan/
Final Development Plan
Perimeter Center PCD - Subarea B-1 & C
7007 Discovery Blvd.

PROPOSED DEVELOPMENT TEXT

PERIMETER CENTER PLANNED DISTRICT NEW SUBAREA C-1

I. Summary

The subject site includes 24.6± acres of real property located northwest of and adjacent to the intersection of Perimeter Drive and Discovery Boulevard. It consists of property, which prior to the date of this application, encompasses Subarea B-1 and a portion of Subarea C of the Perimeter Center PUD. The application seeks to rezone the property into a new Subarea C-1 to update the permitted uses on the site and enhance its marketability to a broader range of users. This rezoning also will allow for uniformity of use types across the development.

The site is presently developed with two buildings. The applicant, WD Partners, currently occupies a portion of the northernmost building in the PUD. The building found on the southern portion of the site is currently vacant but, with proposed changes to its zoning classification as proposed herein, instantly will become much more viable as a destination for a high-quality user.

II. Development Standards

Unless otherwise set forth 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 PUD.

III. Permitted Uses

The following uses shall be permitted in the new Subarea C-1 of this PUD:

- (A) The permitted and conditional uses listed in Section 153.026 (Suburban Office and Institutional District) and 153.034 (Office, Laboratory and Research District) of the Dublin City Code, provided that conditional uses are approved in accordance with Section 153.236 of the Dublin City Code.
- (B) Basic and applied research conducted in laboratories and offices as well as associated research support activities such as cold rooms, glass wash and microscopy areas.
- (C) Packaging and assembly
- (D) Wholesaling
- (E) Manufacturing uses, including:

PROPOSED DEVELOPMENT TEXT

- (1) Light manufacturing of a low-intensity nature conducted in a manner and with a character that does not create significant negative impacts to the environment or surrounding area;
 - (2) Research, synthesis, analysis, development and testing, including the fabrication, assembly, mixing and preparation of goods, equipment and components;
 - (3) Uses conducting research, design, engineering, testing, diagnostics and pilot or experimental product development, including automotive, electronic device, manufacturing, materials and alternative energy technologies;
 - (4) Design, development, and production of computer hardware, and software, data communications, information technology, data processing and other computer related services, provided that any production is light in nature and does not create significant negative impacts to the environment or surrounding area;
 - (5) Life science technology and medical laboratories, including biomedical engineering, biotechnology, genomics, proteomics, molecular and chemical ecology; and
 - (6) “Clean room” manufacturing and/or laboratories, which shall mean uses that are operated in an indoor area containing minimal or no contaminants (such as dust or bacteria) and include production of precision parts or equipment and/or research.
- (F) Data processing and analysis
- (G) Warehousing and distribution
- (H) Ancillary commercial uses within the same building as another permitted use, provided that such commercial uses are intended to serve employees and tenants of that building

IV. Conditional Uses

All conditional uses require approval in accordance with the Dublin City Code.

- (A) The conditional uses listed in Section 153.026 (Suburban Office and Institutional District) and 153.034 (Office, Laboratory and Research District) of the Dublin City Code
- (B) Call centers

PROPOSED DEVELOPMENT TEXT

V. Yard, Setback, and Lot Coverage Requirements.

(A) Discovery Boulevard: The following minimum setbacks shall apply along Discovery Boulevard, as measured from the right-of-way:

(1) The minimum pavement setback shall be 25 feet. A small portion of parking/pavement shall be permitted to encroach a maximum of 5 feet into this required setback in the location shown on the attached preliminary development plan.

(2) The minimum building setback shall be 50 feet, except that the minimum setback for a parking deck shall be 25 feet.

(B) Post Road: The following minimum setbacks shall apply along Post Road, as measured from the right-of-way:

(1) The minimum pavement setback shall be 75 feet.

(2) The minimum building setback shall be 100 feet, except that the minimum setback for a parking deck shall be 75 feet.

(C) Perimeter Drive: The following minimum setbacks shall apply along Perimeter Drive, as measured from the right-of-way:

(1) The minimum pavement setback shall be 35 feet.

(2) The minimum building setback shall be 75 feet, except that the minimum setback for a parking deck shall be 35 feet.

(D) Holt Drive: There shall be a minimum pavement and building setback of 25 feet from the right-of-way of Holt Drive. A small portion of parking/pavement shall be permitted to encroach a maximum of 5 feet into this required setback in the location shown on the attached preliminary development plan.

(E) Interior Parcel Lines: There shall be no minimum pavement or building setbacks from interior property lines in this subarea.

(F) Lot Coverage: The maximum permitted lot coverage in this Subarea shall be 75%.

PROPOSED DEVELOPMENT TEXT

VI. Parking, Loading, and Circulation:

(A) General Standards: Unless otherwise stated herein or otherwise approved by the Planning and Zoning Commission, all parking and loading shall be regulated by City of Dublin Code Sections 153.200 et seq.

(B) Circulation:

(1) Post Road: Post Road shall maintain a 60-foot right-of-way width and a 32-foot pavement width.

(2) Discovery Boulevard: Discovery Boulevard shall maintain a 60-foot right-of-way width and a 32-foot pavement width.

(3) Perimeter Drive: Perimeter Drive currently has an 80-foot wide right-of-way width and a 36-foot pavement width. No additional right-of-way shall be required to be dedicated in conjunction with this development. Future right-of-way and pavement widths shall be determined by the Thoroughfare Plan and the City Engineer.

VII. 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 in accordance with the Dublin City Code.

(B) Storage and Equipment: No materials, supplies, equipment, or products shall be stored or permitted to remain outside of a permitted structure.

(C) Mechanical 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.

VIII. Landscaping:

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

(B) Post Road Setback: Landscaping shall be provided within the required parking setback along Post Road shall include a sodded or seeded mound with a mixture of ornamental, evergreen, and shade trees. The mound shall be natural in appearance, shall be 130 feet to 150 feet in length, and shall vary between 30 feet and 50 feet in width and 5 feet to 8 feet in height.

PROPOSED DEVELOPMENT TEXT

(C) Perimeter Drive Setback: Landscaping within the required pavement setback along Perimeter Drive shall include a 3-to-4 foot high landscaped mound with street trees planted at an average distance of 50 feet on center.

IX. Lighting:

(A) 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.

(B) Light poles: Light poles shall be limited to a maximum of 28 feet in height.

X. Architecture:

(A) Design: Unless otherwise approved as a part of a final development plan, the buildings in this Subarea shall continue to be consistent with their respective designs as they exist on the date that this text is approved.

(B) Roofs: Flat roofs shall be permitted in this subarea.

(C) Building Height: The maximum height of structures shall be 65 feet as measured per the City of Dublin Code.

(D) Materials: Permitted primary exterior materials shall include brick/brick veneer (either exposed or painted), stone/synthetic stone, and split-faced block. The rear facades of buildings in this subarea shall be permitted primary exterior materials that include metal cladding/siding and split faced block.

XI. Signs: Signs shall conform to Code; however; the design and location of signs may be administratively approved.

Aaron L. Underhill
Smith & Hale LLC
Attorney for Applicant