

**DAN-SHERRI MARCUS PLANNED DEVELOPMENT**  
6001–6009 Avery Road  
Planned Development District Text

Case #10-024 Z/PDP

**INTRODUCTION**

This subject site consists of approximately **1.60 acres** located at the southwest corner of Avery Road at Dan-Sherri Avenue. The site includes two former residences fronting Avery Road that are projected in the 2007 Dublin Community Plan to redevelop as neighborhood office uses. The proposed development includes an exchange of property with the City of Dublin in conjunction with the widening of Avery Road into a four lane boulevard. Consolidation of property and future development will provide a more aesthetically pleasing small office environment that utilizes the character of the site to preserve trees and provide maximum buffering from adjacent neighborhoods along Dan-Sherri and Kendall Ridge Boulevard.

Given the access and development challenges for small properties along Avery Road, the proposed rezoning includes the transfer of a portion of Dan-Sherri Avenue off Avery Road to sensitively place future uses with shared access to the adjacent property to the north. The planned development will include the following parcels and portions of right-of-way as identified above:

- 6009 Avery Road - Marcus Property (274-000050 including former Dan Sherri Lot #6)
- 6001 Avery Road - City of Dublin (274-000025)
- Dan-Sherri Right-of-way contiguous to Avery Road

**PERMITTED AND CONDITIONAL USES**

*Permitted Uses.* The following uses shall be permitted within the Marcus Planned Development:

- A. Offices: Administrative, Technical and Professional
- B. Offices: Physicians, Dentists and other Health Practitioners
- C. Medical and Diagnostic Laboratories



Existing Parcel Configuration



Proposed Land Transfer

*Conditional Uses.* The following uses shall be allowed within the Marcus Planned Development subject to additional review and approval as prescribed by the Dublin Zoning Code:

- A. Education: Training, Tutoring, Learning Centers and other Supplemental Skills
- B. Veterinary Offices (with no outdoor facilities)
- C. Personal Services – limited to first floor only and not exceeding a total of 3,000 square feet.
- D. Civic and Social Organizations
- E. Day Care Center, Adult

**DEVELOPMENT INTENSITY**

The maximum level of development for all permitted and conditional uses shall not exceed ten thousand (10,000) square feet of gross building area (or an equivalent maximum density of 6,250 square feet per acre).

**SETBACK AND HEIGHT REQUIREMENTS**

The proposed site layout is intended to provide for the greatest preservation of existing site amenities and to maximize screening and sensitive site layout with respect to adjacent properties. Within the Marcus Planned District, the following setbacks shall be applied:

<b>Minimum Setbacks</b>	<b>Pavement</b>	<b>Building</b>
Avery Road (front yard)	15 feet	20 feet
Dan-Sherri Cul-de-sac	18 feet	50 feet
Side Yard (north)	0 feet	50 feet
Side Yard (south)	30 feet	100 feet
Rear Yard (west)	20 feet	80 feet

The building for the proposed development shall not exceed two stories or a maximum height of 35 feet, as measured by the Dublin Zoning Code. The proposed size, height and scale of the building will coordinate with the surrounding residential character of the area.

**PARKING AND LOADING**

The proposed development shall provide a parking ratio of 1 space per 250 square feet of gross floor area or less if a lower ratio is permitted by the Dublin Zoning Code for a proposed use. The Planning and Zoning Commission may as part of the final development plan approval, at its discretion, require less parking as part of a phased parking plan if a lower initial need is demonstrated by the applicant. If parking is deemed insufficient by the Director of Land Use and Long Range Planning, the property owner shall be required at the property owner's expense to construct the additional phase of parking. Any related bicycle facilities such as racks and lockers shall be permitted.

**PROPERTY TRANSFERS, CIRCULATION & ACCESS**

Residual portions of 6001 Avery Road owned by the City of Dublin will be transferred to the owner of 6009 Avery Road in conjunction with the dedication of right-of-way from both properties for the widening of Avery Road. These transfers of property will take

place no greater than 90 days following the effective date of the zoning ordinance or the zoning shall revert to its original designation of R-2, Limited Suburban Residential District.

Access to the site from Avery Road will be provided through existing Dan-Sherri Avenue as a right-in/right-out. With no remaining public purpose, that portion of Dan-Sherri Avenue off Avery Road, which includes a hammerhead turn-around, will also be transferred to 6009 Avery Road to facilitate private access and optional pull-in parking following approval of the final development plan and prior to the submission of building permits. As part of this development, NO vehicular access will be permitted onto the Dan-Sherri Avenue cul-de-sac.

As part of the proposed development and right-of-way transfer of Dan Sherri, a shared access easement with the adjacent commercial property to the north will be recorded. The owner (Marcus or subsequent owner) of 6009 Avery Road shall be responsible for the maintenance, plowing and upkeep of the shared access. The development will also include a pedestrian connection (to be field located) as part of the development between the Dan-Sherri cul-de-sac and the Avery Road bike path.

In conjunction with the transfer of Dan Sherri, all necessary easements for shared access, pedestrian connections and utilities shall be recorded. All remaining parcels shall be consolidated through lot combination and properly recorded with the Franklin County Auditor. All recording fees not directly associated with the dedication of right-of-way for Avery Road or the transfer of land from 6001 Avery Road shall be the responsibility of The Marcus' or subsequent owner.

## **LANDSCAPING & TREE PRESERVATION**

### *TREE PRESERVATION*

The preliminary development plan is intended to minimize effects on protected trees. Given the existing vegetated nature of the site and efforts to use existing trees as an amenity, any site development will include the replacement of protected trees as specified by City Council's tree waiver policy. Waiver to the Dublin Tree Preservation Ordinance will include tree-for-tree replacement, except in the case of protected landmark trees (greater than 24 inches dbh), which will be replaced inch-per-inch. All replacement trees and their final placement will be determined at the time of the final development plan. Because of the desire to provide maximum buffering, evergreen trees may be used for some replacement trees to provide enhanced screening from residences.

### *DAN-SHERRI CUL-DE-SAC BUFFER*

Along the perimeter of the property adjacent to the Dan-Sherri Avenue cul-de-sac a continuous evergreen planting no less than six feet in height shall be provided that will screen the parking from adjacent residential areas. This buffer requirement shall extend screening provided as part of the Dan-Sherri traffic calming and shall meet both the property perimeter screening and vehicular use area perimeter requirements of the Dublin Zoning Code for this portion of the site.

### *PARKING LOT BUFFER*

Buffering for the property perimeter and proposed vehicular use area shall include a combination of (1) four-foot board-on-board fence to be accented with 8x8 or equivalent decorative wood posts at intermediate and terminal ends of the fence and

(2) landscape buffer areas that shall screen adjacent residential uses. These treatments will be implemented as generally identified on the preliminary development plan. This buffer shall include a combination of deciduous shade, deciduous ornamental and evergreen trees and shrubs. Minimum size at installation shall be 2 ½-inch caliper for shade trees, 2-inch caliper for ornamentals and 6 to 8 feet for evergreens. All final placement and selection of screening materials shall be determined at the time of the final development plan. Because of the presence of existing vegetation, prop

**OTHER LANDSCAPE REQUIREMENTS**

For all other aspects of required landscaping such as street trees, interior vehicular area plantings and remaining areas of vehicular use screening, the proposed development will work to comply with applicable Zoning Code requirements. Due to the presence of existing vegetation, perimeter buffer and vehicular use requirements will be met to the extent possible without damaging preserved trees. Final selection of materials and placement will be determined at the time of the Final Development Plan.

**LIGHTING**

All exterior site and building lighting shall comply with the Dublin Zoning Code, unless otherwise specified. General site lighting levels shall be limited to 0.3 footcandles to limit any offsite effects. All site lighting shall be of a cutoff-type fixture that shall be painted black, bronze or brown and be shielded from adjacent properties. Fixture heights shall not exceed fifteen (15) feet, and all non-essential lighting (excluding all security wall packs and parking lot lighting in close proximity to entrances) shall be turned off during non-business hours (10:00 pm to 6:00 am).

**ARCHITECTURE**

Proposed architecture shall be of a high quality and shall be residential in nature to match the general character of the Avery Road Corridor and surrounding neighborhoods. Any building shall utilize four-sided architecture and building materials shall be consistent on all sides to match the level of detailing on the front elevation.

Permitted building materials shall include stone, manufactured stone, stone veneer, wood, board and batten siding, composite materials, cementitious siding, vinyl siding (for trim only), and EIFS (for trim only), or any combination thereof. Permitted roofing materials shall include dimensional asphalt shingles with a minimum 30 year warranty, standing seam metal and slate.



*Prototypes of Residential-style Office Architecture*

## SIGNS

Identification signs shall be limited to one ground sign along Avery Road. The ground sign shall incorporate a stone or brick base (with optional pillar to coordinate with the primary building) that shall not exceed six (6) feet in height from the established grade. The established grade shall not be artificially raised to increase the height of the sign.

The sign face shall not exceed a maximum of twenty-five (25) square feet and shall be constructed of routed or engraved wood, stone or metal. Details of the sign face may include either uplit engraved or pin-mounted letters or a routed, metal face with internally illuminated opaque lettering. Addressing will be provided either on the primary building or on the sign.

Metallic, black, brown or bronze are permitted, and all final sign colors and detailed design shall be determined as part of the final development plan approval. The primary identification sign may contain a maximum of two individual tenants or can be utilized as a general building identification sign. For multiple tenants, a business shall also be permitted a maximum four (4) square foot wall, projecting or window sign adjacent to individual entrances, excluding the Avery Road (front) elevation of the building. For building configurations with shared entrances, a tenant directory board not exceeding four (4) square feet will be permitted at the entrance. Final options for the placement of a multi-tenant signs will be determined in conjunction with architecture for the final development plan. Following approval of final development plan, future signs may be approved administratively that adhere to the adopted master sign plan.



*Prototypes of Primary Identification Signs*

## SERVICE STRUCTURES

All waste and refuse shall be placed in containers and shall be fully screened from view by a wall or screen in accordance with Dublin City Code. Any dumpsters shall be appropriately located in conformance with the approved final development plan and shall utilize permitted architectural materials that are harmonious with the architecture of the primary structure. Dumpster enclosures may be permitted within required building setbacks as approved by the Planning and Zoning Commission. All trash service shall be provided only during normal business hours or as otherwise provided by Dublin City Code.

Other ground-mounted service structures such as mechanicals and generators shall be fully screened from view as indicated in the approved final development plan with either landscaping or other screening that coordinates with the primary structure. Mechanical equipment or other utility hardware located on the roof shall also be screened from view through the architectural design of the building.

**STORMWATER MANAGEMENT**

The proposed development will transfer stormwater to existing infrastructure along Avery Road that will connect to management ponds associated with either the Villas at Glenealy or the Kendall Ridge subdivision. Primary parking lot details for the site will include alternate designs with wheel stops to minimize excavation impacts on surrounding trees.

Other than the standards listed above, all development requirements shall be met as prescribed by Chapter 153 of the Dublin Codified Ordinances.

As Signed:

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