

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
SEPTEMBER 8, 2016**

- 4. APPLICATION: Z16-016**  
**Location:** **5300 AVERY ROAD (43016)**, being 27.3± acres located on the east side of Avery Road, 1,890± feet south of Cara Road (010-220108).  
**Existing Zoning:** R, Rural District.  
**Request:** CPD, Commercial Planned Development and L-AR-1, Limited Apartment Residential Districts.  
**Proposed Use:** Commercial and multi-unit residential development.  
**Applicant(s):** Edwards Communities Development Company; c/o Jeffrey L. Brown, Atty.; Smith and Hale LLC; 37 West Broad Street, Suite 460; Columbus, OH 43216.  
**Property Owner(s):** AR Associates; 5510 Ashford Road; Dublin, OH 43017.  
**Planner:** Shannon Pine, 645-2208, [spine@columbus.gov](mailto:spine@columbus.gov)

**BACKGROUND:**

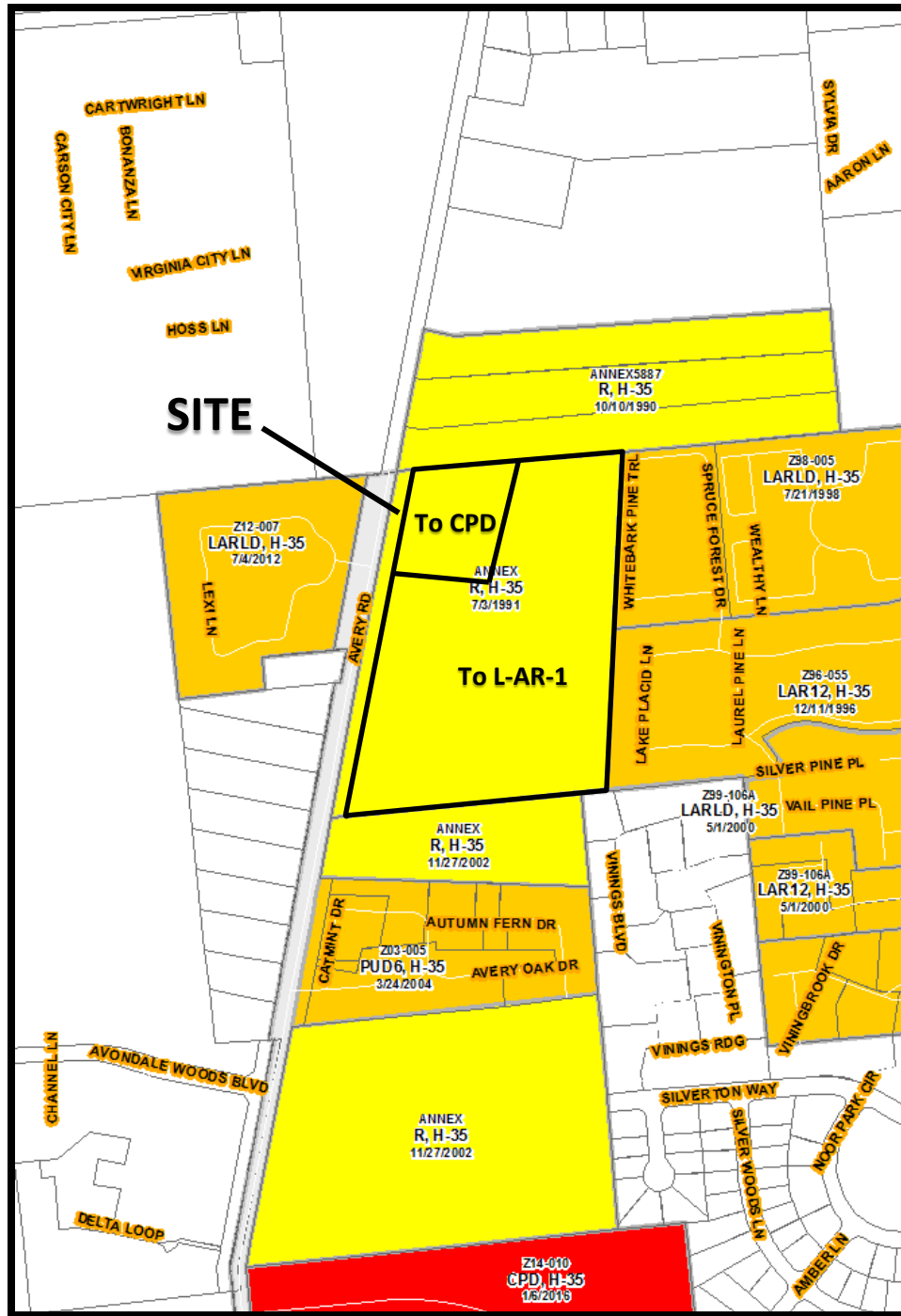
- o The site is developed with a golf driving range and is zoned R, Rural District. The requested CPD, Commercial Planned Development District will allow neighborhood commercial and office development on 3.4± net acres, and the requested L-AR-1, Limited Apartment Residential District will allow a maximum of 550 units on 23.9± net acres with 4.5 acres of open space.
- o To the north of the site is a single unit dwelling zoned in the R, Rural District, subject to Rezoning Application Z16-015. To the east are apartment complexes zoned in the L-ARLD and L-AR-12, Limited Apartment Residential districts. To the south are a church in the R, Rural District, and a condominium development in the City of Hilliard. To the west across Avery Road is an apartment complex zoned in the L-ARLD, Limited Apartment Residential District, and single-unit dwellings in Washington Township.
- o The development text includes use restrictions, maximum commercial square-footage, minimum office square-footage, maximum number of residential units, setback requirements, height limitations, building and parking orientation and interconnectivity provisions, landscaping, exterior building material commitments, and lighting and graphics controls. The proposal also includes a site plan depicting street and open space locations and landscaping details.
- o The site falls within the boundaries of the *Interim Hayden Run Corridor Plan* (2004), which recommends office uses for this location. The Plan also includes recommended design standards for parking lot placement and signage. Planning Division staff recognizes that multi-unit residential uses may be appropriate if integrated into an overall site plan demonstrating a compatible mix of uses that includes offices, open space, and interconnectivity, with height and density limitations. The proposed CPD district includes a minimum of 10,000 square feet of office space, limits parking along the Avery frontage,

and commits to Regional Commercial Overlay graphics provisions. The proposed L-AR-1 district includes density and building height limitations, open space areas, and building materials commitments. Both districts propose interconnectivity between each other and adjacent properties.

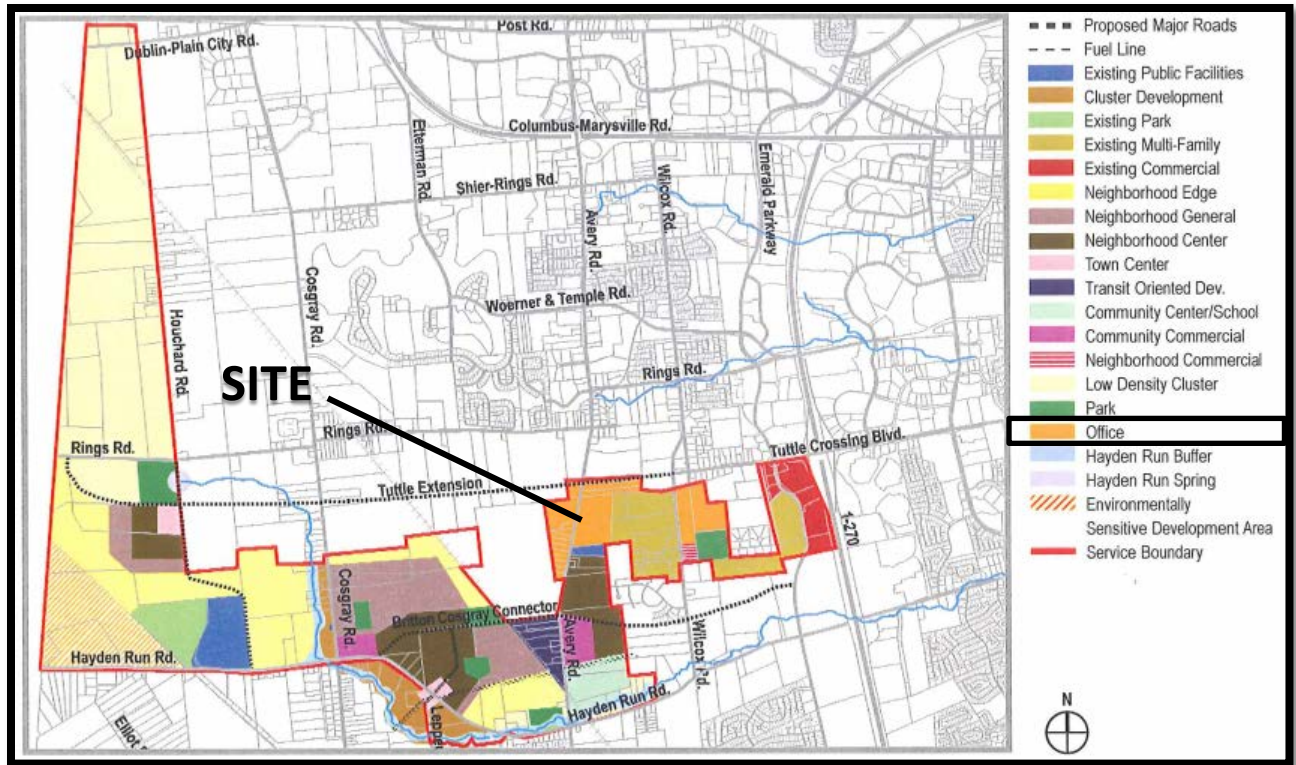
- o Concurrent Council Variance CV16-018 has been filed to permit self-storage use, commercial access, no frontage on a public street for future lot splits, and reductions to building lines and perimeter yard requirements. That request will be heard by City Council and will not be considered at this Development Commission meeting.
- o The site is included within the Pay as We Grow plan for the Northwest growth corridor which requires the developer to pay a specified amount towards infrastructure costs. The specifics of the funding requirements may need to be finalized prior to this application being submitted to City Council for consideration.
- o A traffic impact study has been submitted and will be need to be reviewed and approved by the City of Columbus and City of Dublin. Traffic commitments have yet to be determined and will need to be added to the development text before the application proceeds to City Council.
- o The *Columbus Thoroughfare Plan* identifies Avery Road as a 6-2D arterial requiring 80 feet of right-of-way from the centerline.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval.

The proposed CPD, Commercial Planned Development, and L-AR-1, Limited Apartment Residential Districts will allow up to 30,000 square feet of commercial development of which includes a minimum of 10,000 square feet of office space, 550 apartment units, and will provide 4.5 acres of open space as depicted on the attached site plan. The development text includes use restrictions, square-footage limitations of commercial uses, maximum number of residential units, setback requirements, height limitations, building/parking orientation and interconnectivity provisions, landscaping, exterior building material commitments, and lighting and graphics controls. Final traffic improvements are still being completed, and additional commitments may be added to the development text prior to this application being submitted to City Council for consideration.



Z16-016  
 5300 Avery Road  
 Approximately 27.2 acres  
 R to CPD & L-AR-1



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## **DEVELOPMENT TEXT**

**Application:** Z16-016  
**Address:** 5300 Avery Road  
**Owner:** AR Associates  
**Applicant:** Edwards Communities  
495 S High Street, Suite 150  
Columbus, OH 43215  
**Zoning Districts:** CPD and L-AR-1  
**Date of Text:** August 16, 2016

### **Subarea A (CPD) 3.4± acres**

**1. Introduction:** The applicant seeks to rezone the 3.4 +/- acres in Subarea A for commercial uses at the north end of the site along Avery Road. This commercial subarea would be adjacent to the proposed commercial subarea in the zoning to the north.

**2. Permitted Uses:** a. The permitted uses for Subarea A shall be all uses allowed in Chapter 3351 (C-1), daycare Section 3353.03 (C-2) excluding subsections F, G and H of the Columbus City Code.

b. There shall be no square foot limitation for cafes, delicatessens and restaurants

**3. Development Standards:** Except as otherwise noted herein or on the submitted drawing, the applicable development standards of Chapter 3353 C-1 of the Columbus City Code shall apply to this site.

#### **A. Density, Height, Lot, and/or Setback Commitments.**

1. Building setback from Avery Road shall be a minimum of 25 feet.
2. Parking setback from Avery Road shall be a minimum of 10 feet. A building shall have only two rows of parking and one two-way maneuvering aisle in front of the principle building. The remaining parking shall be located behind the principle building's front façade.
3. The building and parking setbacks shall be a minimum of 10 feet from any residentially-zoned property. No setback for driveways and maneuvering areas.
4. Notwithstanding the foregoing paragraphs, no building or parking setback shall be required from any property line that is created within and internal to the total site such that the parcel created continues to function as part of the overall site.
5. Maximum height of buildings shall be 45 feet.
6. There shall be a maximum, aggregate commercial building square footage of 30,000 for this subarea of which at least 10,000 sq. ft. will be office. Day care square footage does not count toward the office square footage requirement.

#### **B. Access, Loading, Parking and/or Other Traffic Related Commitments.**

1. Access shall be as depicted on the attached Site Plan.
2. The exact location of access points and the internal road layout as shown on the Site Plan may be modified subject to the review and approval of the City's Department of Public Service without the need for rezoning.

3. Internal drive aisles may be developed without regard to interior parcel lines, such that the parcels function seamlessly as part of the overall site. Cross-access easements will be provided.

**C. Buffering, Landscaping, Open Space and/or Screening Commitments.**

1. Any loading area located within 10 feet of a residentially-zoned property used for residential purposes shall be screened from such residential property by buildings or view-obscuring treatment such as landscaped mounds, a wall or fence, dense planting strips of trees or shrubs, or a combination thereof so as to achieve a minimum height of 6' and an opacity of not less than seventy-five percent (75%). All such view-obscuring measures shall be maintained in good condition and appearance at all times.

2. The frontage along Avery Road shall include street trees, one tree for 40 feet of frontage and additional plantings of three (3) ornamental trees and two (2) deciduous trees for every 100 feet of frontage. These trees may be evenly spaced or grouped.

**D. Building Design and/or Interior-Exterior Treatment Commitments.**

1. The appearance and architecture of the main commercial shopping center and any multi-tenant buildings greater than 10,000 square feet (not including outlot buildings) shall be consistent and compatible throughout. Building materials for all buildings shall be primarily of brick, brick veneer, stone or stucco stone, metal, stucco, synthetic stucco (EIFS), wood, and glass. No exposed or painted concrete block shall be permitted. Commercial decorative finish to block may be used for the sides and rear of buildings, not fronting to streets.

**E. Lighting, Outdoor Display Areas, and/or other Environmental Commitments.**

N/A

**F. Graphics and/or Signage Commitments.**

1. The Developer may submit a graphics plan for part or all of this development. If no graphics plan is submitted, all signage and graphics shall conform to Section 3372.806 Graphics of the Columbus City Code. Any variance to the standards of this text or Columbus City Code shall be submitted to the Columbus Graphics Commission.

**G. Miscellaneous Commitments.**

1. There shall be multiple points of pedestrian connectivity to/among other subareas and to the adjacent streets and sidewalks. There shall be an interconnected system of paths and sidewalks throughout the development. Where provided, such pedestrian connections shall be a minimum of five (5) feet in width. Where pedestrian paths and sidewalks cross internal drive aisles or streets, striped crosswalks shall be provided. Final locations of all aisles, paths, sidewalks, and roads/alleys, etc., to be determined at the time of final engineering.

2. The developer shall comply with the parkland dedication ordinance.

3. All new wiring shall be underground.

4. The proposed development shall be developed in general conformance with the submitted Site Plan. The plan may be adjusted to reflect engineering, topographical or other site data developed at the time that development and engineering plans are completed. Streets are schematic and subject to change. Any adjustment to the Site Plan shall be reviewed and may be approved by the City's Director of the Department of Building & Zoning Services or his designee upon submission of the appropriate data regarding the proposed adjustment.

**H. Other CPD Requirements.**

1. Natural Environment: The property is located along Avery Road (the Site's west boundary) and south of the proposed extension of Tuttle Crossing Boulevard.
2. Existing Land Use: The property currently is used as a driving range.
3. Circulation: All access for the Site will be approved by the City of Columbus, Public Service Department.
4. Visibility: Consideration has been given to the visibility and safety of the motorists and pedestrians as both on and off the subject property in the development of this site.
5. Proposed Development: Commercial development.
6. Behavior Patterns: Significant residential development in the area has brought about the need for commercial uses to service the existing residential population.
7. Emissions: No adverse effect from emissions should result from the proposed development.

**I. Variances Requested:**

1. The following variances are requested:

Variance from C.C.C. § 3312.25 to allow internal drive aisles to be developed without regard to interior parcel lines.

Variance from C.C.C. § 3356.11 to reduce the building setback from 80 feet to 25 feet.

Additional variances may be required from the City of Columbus Board of Zoning Adjustment.

**Subarea B 3.3± acres L-AR-1**

**1. Introduction:** The applicant is proposing multi-family development that includes many traditional neighborhood design elements.

**2. Permitted Uses:** Those uses permitted in Section 3333.02 (1), (2), (3), (4), and (5)

**3. Development Standards:** Unless otherwise indicated, the applicable development standards are contained in Chapter 3333 (Apartment Districts) of the Columbus City Code. Variances may be obtained to vary the style or type of housing proposed for future development.

**A. Density, Height, Lot and/or Setback Requirements.**

1. The building setback shall be 25 feet from Avery Road, and there shall be no internal perimeter yards (see CV16-018).
2. There shall be no parking spaces or maneuvering areas in front of the buildings situated adjacent to Avery Road or in front of the buildings situated adjacent to the open space.
3. The building height shall be limited to 60 feet.
4. Maximum number of dwelling units for the entire development shall be 550.

**B. Access, Loading, Parking and/or Traffic Related Commitments.**



1. Access shall be as shown on the Site Plan. The exact location access points and the internal road layout may be modified subject to the review and approval of the City's Department of Public Service without the need for rezoning.

**C. Buffering, Landscaping, Open Space and/or Screening Commitments.**

1. The frontage along Avery Road shall include street trees, one (1) tree for every 40 feet of frontage and there shall be additional plantings of three (3) ornamental trees and two (2) deciduous trees for every 100 feet of frontage. These trees may be evenly spaced or grouped.

**D. Building Design and/or Interior-Exterior Treatment Commitments.**

1. Building materials shall be primarily of brick, brick veneer, stone or stucco stone, metal, glass, stucco, synthetic stucco (EIFS), wood, and vinyl siding. No exposed or painted concrete block shall be permitted.

2. Detached garages shall have a pitched roof (minimum pitch 3/12).

3. Buildings will be oriented to front (or have front-like facades) toward Avery Road.

4. The building elevation(s) which are adjacent to the open space in Subarea E shall have the same level of finish and architectural details as the building elevations which are adjacent to Avery Road.

5. Building roof pitch shall be minimum 5:12. The development shall use dimensional shingles (where shingles are utilized) or wood, slate, synthetic slate, or metal roofing materials.

6. In the layout of the buildings within Subarea B a landscaped pedestrian connection a minimum of twenty feet in width and approximately midblock within the subarea shall be created from Avery Road to the open space in Subarea E. This pedestrian connection would be in addition to any walking system adjacent to the proposed internal loop road.

7. No building shall be higher than four stories.

**E. Dumpsters, Lighting, Outdoor Display Areas, and/or other Environmental Commitments.**

1. Maximum height of light poles shall be fourteen feet.

2. All external lighting (parking and wall-mounted) shall be cut-off fixtures (down lighting) and shall be designed to prevent offsite spillage.

3. Lights shall be decorative and of the same or similar type and color, within each separate residential development/complex.

**F. Graphics and Signage Commitments.**

N/A

**G. Miscellaneous Commitments.**

1. The site may have gated interior access points, subject to the review of the City's Department of Public Service, at the time of site compliance review.

2. The applicant shall meet the City's Parkland Dedication ordinance.

3. Connectivity between land uses and subareas is emphasized with an interconnected system of pedestrian paths, bike paths, and/or sidewalks that allow for pedestrian or bicycle access. Where provided, such pedestrian connections shall be a minimum of five (5) feet in width. Where pedestrian paths and sidewalks cross internal drive aisles or streets, striped crosswalks shall be provided if warranted, as approved by the City's Department of Public Service. Final locations of all aisles, paths, sidewalks, and roads/alleys, etc., to be determined at the time of final engineering.

4. All new wiring shall be underground.

5. There shall be at least one clubhouse/amenity building for the overall residential development contained in Subareas B and C.

6. The proposed development shall be developed in general conformance with the submitted Site Plan. The plan may be adjusted to reflect engineering, topographical or other site data developed at the time that development and engineering plans are completed. Streets are schematic and subject to change. Any adjustment to the Site Plan shall be reviewed and may be approved by the City's Director of the Department of Building & Zoning Services or his designee upon submission of the appropriate data regarding the proposed adjustment.

7. The applicant shall comply with the City's PAWG dwelling unit feet at the time of filing for building permits.

**Subarea C 16.1± acres L-AR-1**

**1. Introduction:** The applicant is proposing multi-family development that includes many traditional neighborhood design elements.

**2. Permitted Uses:** Those uses permitted in Section 3333.02 (1), (2), (3), (4), and (5)

**3. Development Standards:** Unless otherwise indicated, the applicable development standards are contained in Chapter 3333 (Apartment Districts) of the Columbus City Code. Variances may be obtained to vary the style or type of housing proposed for future development.

**A. Density, Height, Lot and/or Setback Requirements.**

1. There shall be no internal perimeter yard (see CV16-018).

2. The building height shall be limited to 60 feet except for the buildings which are within sixty-five feet of the east or south property lines of Subarea C which shall not exceed three stories in height.

3. Maximum number of dwelling units for the entire development shall be 550.

4. There shall be no parking spaces or maneuvering area in front of the buildings situated adjacent to Avery Road.

5. All buildings adjacent to the internal loop road shall have a front or side façade oriented to the internal road system. There shall be no parking areas between these buildings and the internal loop road. Parking may exist however between these buildings so long as the parking spaces do not extend beyond the building's applicable front or side façade.

**B. Access, Loading, Parking and/or Traffic Related Commitments.**

1. Access shall be as shown on the Site Plan. The exact location access points and the internal road layout may be modified subject to the review and approval of the City's Department of Public Service without the need for rezoning.

**C. Buffering, Landscaping, Open Space and/or Screening Commitments.**

N/A

**D. Building Design and/or Interior-Exterior Treatment Commitments.**

1. Building materials shall be primarily of brick, brick veneer, stone or stucco stone, metal, glass, stucco, synthetic stucco (EIFS), wood, and vinyl siding. No exposed or painted concrete block shall be permitted.
2. Detached garages shall have a pitched roof (minimum pitch 3/12).
3. Building roof pitch shall be minimum 5:12. The development shall use dimensional shingles (where shingles are utilized) or wood, slate, synthetic slate, or metal roofing materials.
4. The buildings which are adjacent to the south side of the open space in Subarea D shall relate to Subarea D.
5. No buildings shall be higher than four stories.
6. No building shall exceed three stories within 100 feet of parcel 010-21893 or within 100 feet of the south property line of Subarea C.

**E. Dumpsters, Lighting, Outdoor Display Areas, and/or other Environmental Commitments.**

1. Maximum height of light poles shall be fourteen feet.
2. All external lighting (parking and wall-mounted) shall be cut-off fixtures (down lighting) and shall be designed to prevent offsite spillage.
3. Lights shall be decorative and of the same or similar type and color, within each separate residential development/complex.

**F. Graphics and Signage Commitments.**

N/A

**G. Miscellaneous Commitments.**

1. The site may have gated interior access points, subject to the review of the City's Department of Public Service, at the time of site compliance review.
2. The applicant shall meet the City's Parkland Dedication ordinance.
3. Connectivity between land uses and subareas is emphasized with an interconnected system of pedestrian paths, bike paths, and/or sidewalks that allow for pedestrian or bicycle access. Where provided, such pedestrian connections shall be a minimum of five (5) feet in width. Where pedestrian paths and sidewalks cross internal drive aisles or streets, striped crosswalks shall be provided if warranted, as approved by the City's Department of Public Service. Final locations of all aisles, paths, sidewalks, and roads/alleys, etc., to be determined at the time of final engineering. Consideration will be given to establishing pedestrian connections to adjacent development.
4. All new wiring shall be underground.

5. There shall be at least one clubhouse/amenity building for the overall residential development contained in Subareas B and C.

6. The proposed development shall be developed in general conformance with the submitted Site Plan. The plan may be adjusted to reflect engineering, topographical or other site data developed at the time that development and engineering plans are completed. Streets are schematic and subject to change. Any adjustment to the Site Plan shall be reviewed and may be approved by the City's Director of the Department of Building & Zoning Services or his designee upon submission of the appropriate data regarding the proposed adjustment.

7. The applicant shall comply with the City's PAWG dwelling unit fee at the time of filing for building permits.

**Subarea D (1.4± acres) and E (3.1± acres) L-AR-1**

**1. Introduction:** Subarea C is located at the northeast corner of the site and Subarea E is located in the center of the site and will be the centralized open space for the overall development.

**2. Permitted Uses:** Open space, park amenities and stormwater retention/detention.

**3. Development Standards:** Unless otherwise indicated, the applicable development standards are contained in Chapter 3333 (Apartment Districts) of the Columbus City Code.

**A. Density, Height, Lot and/or Setback Requirements.**

N/A

**B. Access, Loading, Parking and/or Traffic Related Commitments.**

Access shall be as shown on the Site Plan. The exact location access points and the internal road layout may be modified subject to the review and approval of the City's Department of Public Service without the need for rezoning.

**C. Buffering, Landscaping, Open Space and/or Screening Commitments.**

N/A

**D. Building Design and/or Interior-Exterior Treatment Commitments.**

N/A

**E. Dumpsters, Lighting, Outdoor Display Areas, and/or other Environmental Commitments.**

1. Maximum height of light poles shall be fourteen feet.

2. All external lighting (parking and wall-mounted) shall be cut-off fixtures (down lighting) and shall be designed to prevent offsite spillage.

3. Lights shall be decorative and of the same or similar type and color, within each separate residential development/complex.

**F. Graphics and Signage Commitments.**

N/A

### **G. Miscellaneous Commitments.**

1. Connectivity between land use and subareas is emphasized with an interconnected system of pedestrian paths, bike paths, and/or sidewalks that allow for pedestrian or bicycle access. Where provided, such pedestrian connections shall be a minimum of five (5) feet in width. Where pedestrian paths and sidewalks cross internal drive aisles or streets, striped crosswalks shall be provided if warranted, as approved by the City's Department of Public Service. Final locations of all aisles, paths, sidewalks, and roads/alleys, etc., to be determined at the time of final engineering.
2. The shape of Subarea E may change at the time of development but shall be a minimum of 3.1± acres.
3. Subarea E shall count toward the required parkland dedication for this overall site. The size of Subarea E would meet the parkland requirement for 525 multi-family units.
4. Subarea E shall not be used for stormwater retention.

The undersigned, being the agent for the owner of the subject property together with the applicant in the subject application, does hereby agree on behalf of the owner and the applicant, singularly and collectively for themselves, their successors and assigns, to abide by above restrictions, conditions, and commitments regarding development of the subject property and for such purpose each states that he fully understands and acknowledges that none of the foregoing restrictions, conditions, or commitments shall in any manner act to negate, nullify, alter, or modify any more restrictive provision of the Columbus City Code.

Respectfully Submitted,

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Jeffrey L. Brown, Esq.

edwards-avery.txt (nct)  
8/30/16 S:Docs/s&htxts/2016





September 2, 2016

Jason D. Smallwood, P.E.  
EMH&T  
5500 New Albany Rd.  
Columbus, OH 43054

RE: 5300 Avery Road Site Traffic Study Update

Dear Mr. Smallwood:

In regards to the traffic impact study prepared for a proposed development of a 42 acre tract of land on the east side of Avery Rd. that is the subject of rezoning application Z16-015 and rezoning application Z16-016, the comments below represent the combined comments from the City of Columbus, Division of Traffic Management and the City of Dublin:

1. In Figure 3, please include a southbound right turn lane at the intersection of Avery Rd. & Site Drive #2 as part of the base conditions.
2. In the capacity analyses for the intersection of Avery Rd. & Site Drive #2, please do not include a southbound right turn lane in the 5-lane scenarios unless this turn lane is needed to maintain adequate level of service at this intersection.
3. In the capacity analyses for the intersection of Avery Rd. & Site Drive #2, please clarify the proposed lane configuration for the 5-lane scenarios related to whether a northbound right turn lane is required to maintain adequate level of service at this intersection. These capacity analyses show this intersection with and without a northbound right turn lane.
4. In the capacity analyses for the intersection of Avery Rd. & Avondale Blvd., it would not appear that a southbound right turn lane would need to be retained in the 5-lane signalized scenarios, although this does match the lane configuration used in the Avondale Woods Traffic Study dated July 19, 2013.
5. There is a minor labeling error for the turn lane length calculation for the PM Peak Hour 2027 Full Build scenario at the intersection of Tuttle Crossing Blvd. & Site Drive #4.
6. Please identify the anticipated percentage of development that would cause the implementation of a traffic signal installation at the intersection of Avery Rd. & Site Drive #2 to be warranted and justified. Also, please identify the timing or thresholds when the recommended turn lanes at this access point would be implemented.
7. While the proposed land use is less intense than the 2010-2011 proposal, the proposed site generates 75% more trips than the planned land use in the Hayden Run Corridor Plan.
8. A commitment will need to be added to provide a cross access agreement over the eastern drive on Tuttle Crossing Blvd. (Site Drive #4), to allow future development to the east to gain ingress/egress through the same access point.
  - a. The shared access should be accommodated in a north-south drive configuration, with sufficient spacing between Tuttle Crossing Blvd. and the private east-west access to allow for the predicted queue length in the northbound direction.
  - b. Discussions about the cross access occurred at the initial MOU discussion meeting. The developer indicated cross access would be coordinated with the adjacent site. Please share any site layout information to the east showing potential access layout and number of vehicles allowed to stack in the shared portion of the drive.



9. Please provide sufficient spacing between the future roundabout and Site Drive #5 to accommodate the intersection sight triangle for a design speed of 45 mph on Tuttle Crossing Blvd. The tip of the sight triangle should be clear of the pedestrian crossing at the roundabout.
10. It would be difficult to gain compliance on an access restriction for the westbound left turn from Site Drive #1 during peak hours, prior to physically converting the driveway to a full right-in/right-out only. In addition, mitigation has not been identified where these trips would be required to reroute. Therefore, the temporary peak hour turn restriction for the westbound left turn at Site Drive #1 is not recommended.
11. A southbound left turn lane is warranted at Site Drive #1 on opening day. The current schedule for the Tuttle Crossing Blvd. extension is beginning construction in early 2019 and completing construction in the fall of 2020. A date should be specified to balance the need for the site turn lane on opening day and the ultimate conversion of this drive to a right-in/right-out only access. If the site drive is constructed prior to the specified date, the turn lane needs to be installed. If the site drive is constructed after the specified date, the turn lane does not need to be installed.
12. When converting Site Drive #1 from a full access drive to a right-in/right-out only access, a raised median should be installed on Avery Road to physically restrict left turns.
13. Please review and discuss the southbound 95<sup>th</sup> percentile queues at the intersection of Avery Rd. & Site Drive #2 and the proposed roundabout at Tuttle Crossing Blvd. to assure free flow through the roundabout. The turn lane length calculations show a blocking length of 1,125 feet with 3 lanes on Avery Rd., and 775 feet with 5 lanes on Avery Rd. The spacing between the intersection of Avery Rd. & Site Drive #2 and the proposed roundabout is approximately 720 feet. The placement of the signalized access point may need to be reconsidered. Regardless of location, queue detection should be incorporated into the traffic signal design and operation, to allow the southbound queue to release before backing into the roundabout.
14. The northbound left turn movement from proposed Site Drive #4 to Tuttle Crossing Blvd. is expected to fail, yet a traffic signal is presumably not warranted (warrant analysis was not provided). The text describes this poor operation as a “short term condition” in section 5.3.7. Please clarify if this refers to a short portion of the day, or an anticipated long term change in conditions (such as traffic control). The City of Dublin expects this driveway to remain stop sign controlled. If operational issues arise in the future, the drive could be converted to right-in/right-out only access, as drivers will be provided roundabouts on Tuttle Crossing Blvd. at both Avery Rd. and at Wilcox Rd.
15. Please describe Site Drive #3 as a right-in/right-out access consistently through the report.
16. Please reorganize the text in section 5.3.5 to reflect the appropriate intersection references.
17. The City of Dublin will accept a contribution from the developer for the westbound left turn lane at Site Drive #4, and the City of Dublin will incorporate the turn lane into the current construction drawings for the Tuttle Crossing Boulevard extension. The applicant is asked to coordinate with City of Dublin staff on these details.

Upon addressing the comments above, please provide an updated version of this study for our review and approval.

If you have any questions, please contact me at (614) 645-1694.

Thank you for your attention to this matter.

Respectfully,

A handwritten signature in black ink, appearing to read "Daniel R. Blechschmidt".

Daniel R. Blechschmidt, P.E.  
Transportation Planning Engineer  
Division of Traffic Management

cc: R. Stargell – City of Columbus, Department of Public Service  
S. Pine – City of Columbus, Department of Building and Zoning Services  
T. Wawzkiewicz – City of Dublin  
J. Brown – Smith & Hale LLC