City of Dublin Planning and Zoning Commission

Planning Report

Thursday, January 9, 2014

Noah's Multi-Purpose Events Center

Case Summary

Agenda Item	3
Case Number	13-099Z/PDP/PP
Site Location	West side of Wall Street, approximately 500 feet north of Perimeter Drive.
Proposal	Construction of a 10,288-square-foot one-story building on a 2.54-acre site within the Perimeter Center Planned Commerce District Subarea C, including the creation of a new subarea (C-2) to permit conference center and multi-purpose events center uses.
Applicant	Wall Street Holdings; represented by Brian Lorenz, AICP, WD Partners.
Planning Contact	Justin Goodwin, AICP, Planner II | (614) 410-4677, jgoodwin@dublin.oh.us
Requests	Review and recommendation to City Council of a rezoning with preliminary development plan under the Planned District provisions of Zoning Code Section 153.050 and a preliminary plat under the provisions of the Subdivision Regulations.
Planning Recommendation	**Disapproval of the rezoning with preliminary development plan; and Disapproval of the preliminary plat.** In Planning's analysis, the rezoning with preliminary development plan proposal does not comply with the rezoning/preliminary development plan criteria and the existing development standards within the area. The proposal for the preliminary plat also does not comply with the preliminary plat criteria and a recommendation to City Council for disapproval of both requests is recommended.

City of Dublin

13-099Z/PDP/PP
Rezoning/Preliminary Development Plan/Preliminary Plat
Noah's For All Life's Events
5555 Wall Street

0 150 300
Feet

Facts	
Site Area	±2.54 acres, to be subdivided from two existing parcels.
Zoning	Existing: PCD, Planned Commerce District (Perimeter Center, Subarea C) Proposed: PUD, Planned Unit Development District (Perimeter Center, Subarea C-2)
Surrounding Zoning and Uses	• Office buildings to the north along Wall Street, zoned PCD (Perimeter Center, Subarea C). • Vacant land to the west and south, zoned PCD (Perimeter Center, Subarea C). • The Village at Coffman Park residential development, zoned PUD, is east and north across Wall Street. Immediately to the east of the site is a regional stormwater retention pond. There are 11 residential condominium buildings and a community center constructed north of the pond.
Zoning Context and History	The Perimeter Center PCD was adopted in 1988 and has been revised numerous times. The most recent revision was adopted in 2010, with the creation of a new Subarea C-1 for ±25 acres west of Discovery Boulevard to allow a broader range of flex-office/R&D and warehousing uses, consistent with the design of the existing large buildings in this location. The adopted Subarea C text (attached) permits a specific list of commercial, office and complementary uses, including those uses permitted in the Suburban Office and Institutional (SO) District and the Office, Laboratory and Research (OLR) District. The bulk of Subarea C is within the block bounded by Wall Street, Discovery Boulevard and Perimeter Drive, and presently contains only office uses.
Site Features	• 195 feet of frontage along Wall Street. • Twenty-two parking spaces and perimeter landscaping associated with the office building at 5555 Wall Street are on the proposed site, and will need to be relocated if approved.
Community Plan	The Dublin Community Plan's Future Land Use Map designates this site as *Standard Office/Institutional,* with gross densities generally not exceeding 12,500 square feet per acre. The *Office/Institutional* land use category is described as: Buildings used for the conduct of business where no sales of stock-in-trade, manufacturing, or warehousing occur. Examples include medical and dental offices, professional offices and large-scale office buildings with single or multiple tenants. Office development may include other ancillary commercial support uses such as restaurants, day cares or business services that are encouraged to be integrated into the interior of office buildings. This classification may include some types of private institutional/quasi-medical facilities such as skilled nursing, urgent care and private educational services.

Details	**Rezoning with Preliminary Development Plan**
Process	Rezoning to a Planned Unit Development requires approval of a development text to serve as the zoning regulation; the Zoning Code covers all requirements not addressed in the development text. A preliminary development plan is also required. The proposed development text establishes a new subarea within the Perimeter Center Planned Commerce District (Subarea C-2). The new subarea is comprised of a single 2.54-acre parcel, to be created with the proposed preliminary plat.
Plan Overview	The applicant proposes to develop a 10,288-square-foot 'Multi-Purpose Events Center' on the new parcel. A new lot is to be created by platting land from two parcels north and south of the site. Currently, the majority of the site is part of 5555 Wall Street (R.C. Olmstead office building) If approved, 22 existing parking spaces on that site will need to be relocated. The plan also transfers a ±24-foot-wide strip of land from the adjacent ±5-acre vacant parcel located at the northwest corner of Perimeter Drive and Wall Street (south of 5555 Wall Street). This report describes concerns Planning has with this proposal, summarized as follows. • Use: The use is likely to have a number of adverse off-site effects on surrounding properties. • Site Layout: The site design and building orientation is inconsistent with the surrounding development pattern. • Architecture: The street-facing façade does not meet the text requirements for four-sided architecture. • Parking: The applicant has not demonstrated that on-site parking is sufficient and has no provisions for additional parking if deemed necessary.
Land Use and Proposed Facility Operations	The proposed text for Subarea C-2 adds 'Conference Center' and 'Multi-Purpose Events Center' to the list of permitted Subarea C uses. The company's website (www.mynoahs.com) describes the business as offering many different rooms to accommodate unique events, including billiard rooms, board rooms, conference center rooms and reception halls. The facility is designed to allow users to customize the space by the size of their event, and provides event accessories such as tables, chairs and audio/visual equipment. The facility includes a catering kitchen to allow customers to stage table service with food prepared off-site. Support staffing is provided on-site based on scheduled event needs. Noah's facilities book by 3-hour, 6-hour, 9-hour, 12-hour, or all day blocks of time. The applicant has noted that a typical Noah's facility is used Monday through Thursday for corporate and business events, with weekends used for family and social events. The proposed rezoning statement refers to "half of [Noah's] business occurring during non-traditional working hours." The applicant has provided information regarding event scheduling for a similarly-sized Noah's facility in Texas. From the information provided, Planning

	has calculated that 75% of the total reserved 'room-hours' was scheduled either on the weekend (Saturday or Sunday) or on a weekday after 5:00 PM. Given the potential for evening and weekend use, this use may not be appropriate for this location. While the proposed facility may also serve a business support function by providing off-site meeting and conference space for area office users, Planning is concerned that this facility could be heavily focused on non-business oriented events such as private parties and weddings that will occur on nights and weekends. This could affect the nearby residential neighborhood with noise and traffic that would not otherwise be expected in this area.
Development Text	The proposed Subarea C-2 will modify permitted uses and development regulations from the existing Perimeter Center Subarea C standards. *Permitted Uses* The proposed development text for the new Subarea C-2 adds 'Conference Center' and 'Multi-Purpose Events Center' as permitted uses in addition to those already permitted in Subarea C. The Zoning Code includes a definition for 'Conference Center' as: > A facility designed to accommodate and support meetings or conferences. The facility may be either freestanding or incorporated into a hotel or office facility and may include eating and drinking facilities but excluding overnight lodging if not part of a hotel. The proposed text defines 'Multi-Purpose Events Center' as: > A facility to allow for business meeting space, educational workshops and seminars, family and/or corporate parties, weddings and/or receptions, etc. *Ancillary Uses* The proposed text includes 'Seasonal Outdoor Reception and Gathering' as an ancillary use. The text specifies that this use will be confined to an enclosed patio area and describes generally how the space will be used. The text states that live music will not be permitted. It is not clear in the text whether exterior speakers or amplification is intended to be used in this area. *Yard Requirements* Minimum side and rear yard setbacks are 25 feet for buildings and pavement in Subarea C of the approved Perimeter Center development text. The proposed development text reduces the minimum building and pavement setback to 15 feet. The modified setback reflects the proposed parking lot layout, which is shown on the preliminary development plan with a 15-foot setback along the north and south property lines. However, the proposed site plan shows the building set back approximately 45 feet from the side lot lines and approximately 65 feet from the rear. This makes changing the building setback unnecessary, and should remain at 25 feet to be consistent with the rest of Subarea C.

Additionally, the pavement setback of 25 feet should also remain for consistency in the Subarea. An exception is that the text specifies that a pedestrian walkway may encroach the setback along the south side of the site. A similar condition exists on the nearby Fiserv office site, where a path encroaches the side yard setback. A pedestrian walkway is an acceptable setback encroachment.

Parking Requirements

The proposed use appears to be a mixture of Conference Center, Banquet Facility, and Reception Hall (*i.e.* a 'Multi-Purpose Event Center'). The 'Reception Center' parking requirement is consistent with the parking ratio proposed with the preliminary development plan. However, the terminology of this use is inconsistent with the 'Conference Center' and 'Multi-Purpose Events Center' categories included in the Permitted Uses section of the text.

The text refers to the general parking requirements of the Zoning Code (§§153.200-212), except that 'Reception Centers' are specified with a parking ratio of 1 space per 125 square feet. Section 153.212 includes a parking requirement for 'Conference Centers' or 'Other Place of Assembly' of 1 space per 25 square feet. This section includes an 'Assembly Hall' requirement of 1 per 3 patrons based on maximum capacity.

Landscaping and Screening

The text refers to the general landscape requirements of the Zoning Code (Sections 153.130 - 153.1390) and also specifies additional provisions, including:

- Outdoor seating areas will be screened with a decorative fence and plantings.
- There will be a pergola adjacent to the proposed patio.
- The dumpster location will be approved with the final development plan.

A separate Development Standards section of the text includes additional landscaping and screening provisions which would be more appropriately located in this section. These include:

- Solid fences may not to exceed 4 feet. This should be changed to note that fencing will comply with Code.
- Synthetic grass in 'high foot traffic areas' is included as part of the proposed patio design. Example photos are provided with the text.

Lighting

The lighting requirements of the Dublin Zoning Code have been updated since the Perimeter Center text was originally approved. Section 153.149(C)(2) now limits fixture height to 20 feet, which is reflected in the text.

Details	**Rezoning with Preliminary Development Plan**
	Architecture The text includes general architectural provisions, including: • Buildings shall be “finished on all four sides.” • Buildings must be “consistent with other facilities” in Subarea C. • Permitted primary exterior materials include brick, cast stone, and ceramic tile. *Signs* The text specifies that a monument sign will be installed along Wall Street and will comply with Code. Wall signs are not permitted, consistent with the existing Perimeter Center requirements.
Site Layout and Building Orientation	*General Site Layout* The ‘Summary’ Section of the development text references the ‘residual land’ immediately south of the proposed subarea, from which a portion of this site will be subdivided. The referenced property, at the northwest corner of Wall Street and Perimeter Drive, is currently ±5 acres and will be reduced to approximately 4.6 acres with this proposal. Planning is concerned with the reduction in size of the adjacent site, as this will reduce the development capacity for what is intended to be a ‘signature’ office building location. Planning estimates that the reduced area will eliminate the potential for over 50 parking spaces on the corner site, requiring a smaller building for the site. The parcel to be created has a relatively narrow street frontage (±195 feet) as compared to the lot depth (±565 to ±578 feet). The proposed 10,288-square-foot building is located to the rear of the site, approximately 380 feet from the Wall Street right-of-way. A patio is located behind the building. An 83-space parking lot is located in the center of the site, set back approximately 130 feet from Wall Street. A stormwater pond is located at the front of the site, set back 50 feet from the right-of-way with landscaping between the pond the existing sidewalk. Planning is concerned that the proposed site layout is inconsistent with surrounding development, and will appear as a visual gap once development occurs to the south. By comparison, the adjacent and much larger R.C.

Olmstead office building is set back approximately 90 feet from Wall Street, with landscaping and a stormwater feature between the street and the building, and parking located to the side and rear. Many office sites in this area have some parking in front of the building, but with the exception of the larger flex-office buildings west of Discovery Boulevard, none are set back to the same extent as the proposed structure. Eventually, the proposed building will be surrounded primarily by parking lots as development occurs to the south and west and will generally appear as an "island" in this area.

Building Orientation

The orientation of the building on the site is also inappropriate (refer to the *Architecture* section of this report to view conceptual elevations). Planning is concerned with the design intent of each building elevation as it relates to the site (*i.e.* the direction in which each elevation faces).

- *East (Front) Elevation (facing Wall Street):* Generally, one would find that this elevation would be the front door of the facility. However, it appears that this side functions as the 'rear' or service side of the building. The landscaping and walkway configurations are deliberately located to screen each of the doors from view.
- *North and South (Side) Elevations:* Earlier versions of the proposed plans labeled both of these elevations as 'front.' Although this label has been removed from the proposed elevations the design concept has not changed. These facades effectively function as fronts of the building for visitors although they face the sides of the property.
- *West (Rear) Elevation:* The west elevation is associated with an interior ballroom and exterior patio space.

Details	Rezoning with Preliminary Development Plan
	While it is not uncommon for buildings in this area to have a main entrance facing the side of the lot rather than the street, in these situations the entrance is typically oriented to a parking area for convenient access to employees and visitors. Side-facing main entrances are still generally visible from the street and secondary public entrances facing the street are visible and accessible. Planning has stressed to the applicant that the building would be more appropriately sited if placed directly adjacent to the proposed stormwater pond, and oriented so that a different elevation faces Wall Street. The building could be rotated 90 degrees so that one main entrance faces the street and the other the parking lot, which would be shifted to the west behind the building. The patio would then be located to the 'side' of the building, either facing the north or south. Alternatively, the building could be rotated 180 degrees so that the ballroom/patio elevation faces the pond, with the patio integrated into the landscape design of the water feature. Either orientation would provide a better presence for the building as seen from the public street and would be more consistent with the surrounding development pattern. However, moving the patio space closer to the front of the lot could increase the potential for after-hours noise to affect nearby residents.
Architecture	*Conceptual Elevations* The applicant has provided conceptual elevations for the one-story, 28 foot high building. Building materials and design specifications are not provided as these details would typically be included with the final development plan. The applicant has indicated their intent to use each of the primary materials listed in the proposed text: brick, cast stone, and ceramic tile. Elevations show the use of pilasters, soldier coursing and cornice elements to provide architectural interest. Side-light windows and divided-light transoms are provided at entrances. *Four-Sided Architecture* In general, the proposed architecture appears to be of high quality in terms of materials and overall character. This is particularly the case for the north, south, and west elevations. However, the east elevation is not consistent with the development text requirement that buildings "be finished on all four sides." The east elevation includes three doors (two double and one single), each with plate-glass windows and divided-light transoms; however, no other windows are proposed on this façade. In lieu of windows, the façade is designed with five faux 'bricked-in' window bays. The lack of windows does not appear to be necessary to accommodate interior service functions. Street-facing facades, even if set behind a parking lot or landscape feature, should still include a high degree of fenestration and should be architecturally consistent with other elevations. By contrast, the proposed elevations, building

orientation and overall site design go to great lengths to de-emphasize the street-facing elevation.

The landscape plan shows an extensive amount of landscaping along the east elevation, effectively screening the entire façade; this may be acceptable if the elevation faced the rear of the site, but is not appropriate for the front facade. This, combined with the awkward location of the main entrances, detracts from the architectural character and intent of the building.

East Elevation

North Elevation

South Elevation

West Elevation

Parking

Proposed Parking

The plan provides 83 parking spaces, consistent with the proposed development text requirement of 1 space per 125 square feet (or 8 spaces per 1,000 square feet). However, Planning is concerned that this ratio may be insufficient for the proposed event center use during peak events.

The Code-required parking ratio for 'Conference Centers' or 'Other Place of Assembly' is 1 space per 25 square feet. The requirement for entertainment-oriented 'Assembly Hall' uses (such as theaters and auditoriums) is 1 space per 3 patrons. The applicant has indicated that the occupancy for this building will be 250 people; the proposed 83 spaces is consistent with a 1 per 3 patrons ratio based on this occupancy.

The Code does not include specific minimum parking ratios for reception halls, banquet facilities, or other similar types of facilities. The 1 per 25-square-foot Conference Center ratio would require 412 parking spaces for a facility of this size. While this ratio would be excessive for the proposed facility, 1 per 3 patrons may not be sufficient.

Parking Demand Analysis

While it is not necessarily appropriate to require parking for a periodic worst-case scenario, it is important to understand how often the demand might exceed capacity, and what happens in those over-capacity situations. The applicant's Traffic Impact Study includes information from a parking demand analysis conducted for five existing Noah's facilities.

	Parking Spaces	Bldg. Sq. Footage	Parking Ratio: Spaces per 1000 Sq. Feet	Events During Study Period	Number of Weeks	High Number	Avg. Number*	Number of Events Exceeding Lot Capacity	Number of Events Exceeding 10/1000Sq. Feet	Number of Events Exceeding 8/1000Sq. Feet	% of Events Exceeding Lot Capacity	% of Events Exceeding 10/1000Sq. Feet	% of Events Exceeding 8/1000Sq. Feet
Lindon, UT	144	24,600	5.85	408	17	186	45	6	0	0	1.5%	0.0%	0.0%
South Jordan, UT	168	33,200	5.06	612	17	279	99	17	0	0	2.8%	0.0%	0.0%
Chandler, AZ	132	12,500	10.6	316	17	156	52	1	4	7	0.3%	1.3%	2.2%
Westminster, CO	126	12,500	10.1	212	17	141	42	2	2	4	0.9%	0.9%	1.9%
Irving, TX	121	11,700	10.3	19	6	109	42	0	0	1	0.0%	0.0%	5.3%

Source: Noah's – Dublin Traffic Impact Study, Appendix A (December 2013)

For the three facilities of similar size to the proposed Dublin facility, the parking ratio is approximately 10 spaces per 1,000 square feet. Two facilities (Chandler, Arizona and Westminster, Colorado) had at least one event when parking demand exceeded capacity. For the highest demand events, capacity was exceeded by approximately 12% to 18% of available parking spaces. More significantly, parking demand exceeded an 8 space per 1,000-square-foot ratio by approximately 40% to 50%.

It is unclear if the over-capacity events occurred during daytime/weekday or evening/weekend hours or how the excess demand was managed. The Westminster facility is in a neo-traditional mixed use development with on-street parking where an over-capacity event could use other publicly available

parking. The Arizona and Texas locations are in suburban environments without on-street parking. It is unknown if shared parking arrangements have been secured for these facilities.

Information provided by the applicant states that "a Noah's one story building uses on average of about 45 stalls." This statement is based on an average daily parking calculation included in the parking study table. However, there is not enough information to determine if a daily average is truly representative of typical parking demand. Daily peak value and peak duration would be more meaningful statistics. The parking analysis also states that, in the applicant's opinion, "the proper ratio for [a Noah's facility] is 8 to 9 parking stalls per 1000 square feet" and that "in practical terms, perhaps 1 to perhaps 2 events per month exceed the capacity."

While the creation of excessively large parking lots to accommodate rare high-demand events is not desirable, the applicant's information suggests that an over-capacity event could be a fairly regular occurrence without providing a plan for how these events will be managed.

On-Street Parking

As currently proposed, it is likely that excess parking would overflow onto Wall Street. Wall Street can accommodate parking only on one side, opposite fire hydrant locations. Fire hydrants are located on the west side of Wall Street, including immediately in front of the proposed site. If on-street parking is needed the street would need to be signed to designate where parking is permitted. Regular use of on-street parking would further warrant the preferred site layout described earlier in this report, by placing the building closer to Wall Street with improved pedestrian access.

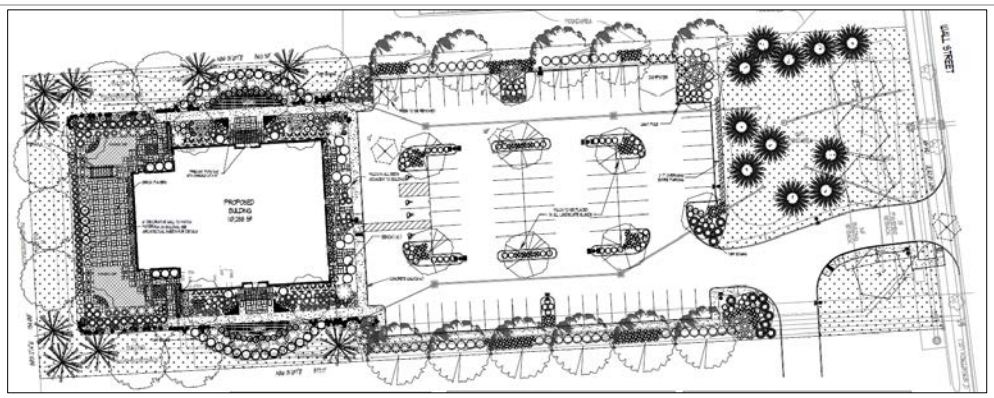
Shared Parking

Planning and Engineering have encouraged the applicant to pursue a shared parking arrangement with the adjacent properties, especially for the property to the north, given that the existing parking will need to be reconfigured to accommodate this proposal. The proposed site design does not facilitate a shared arrangement. The proposed plan includes a shared access drive to the adjacent property to the south and a shared parking agreement could be appropriate. The applicant has not provided any information as to whether agreements have been secured or discussed.

Deferred Parking

Another option would be to obtain additional land and designate space for future parking expansion if typical demand makes it necessary. Planning is concerned with the reduction in size of the development site at the corner of Perimeter Drive and Wall Street and would not support a further reduction to accommodate this proposed use. As an alternative, the applicant could establish an agreement to designate a deferred parking area on the adjacent vacant site, to be constructed if necessary and shared with a future development on the corner site.

Details	**Rezoning with Preliminary Development Plan**
Site Design Details	*Dumpster Location* A dumpster enclosure is proposed at the front of the parking lot near the stormwater pond. Although the proposed landscape plan includes landscape screening around this enclosure, Planning's preferred site layout (described earlier in this report) would provide an opportunity to place the dumpster in a more appropriate location behind and nearer to the building. The plans refer to enclosure details in the architectural drawings which would be required with a final development plan. *Bollards* Plans indicate concrete bollards at the dumpster enclosure and a ground-mounted transformer pad to be painted red. If this proposal is approved, bollards will be required to be painted either a neutral color or black with reflective striping. *Walls and Fencing* The landscape plan indicates a proposed six-foot decorative wall surrounding the patio at the rear of the site which Planning indicated to the applicant would not be supported. The applicant subsequently revised the development text to state that 'solid fences' are not to exceed four feet in height, consistent with Code. The wall is no longer specified on the other submitted plans, but the site plan suggests it is still intended. If this application moves forward, the plans will need to be revised to reflect Code requirements. *Signs* The development text states that a monument sign will be installed along Wall Street and will comply with Code, but a location is not indicated on the preliminary development plan.
Landscaping and Tree Replacement	*Landscape Plan* The applicant has provided an extensively detailed landscape plan. A more thorough review of the landscape details is done at the final development plan stage. However, there are some issues with the plans provided that would need to be revised. These include the patio wall height, noted above, and the location of multiple evergreen trees in the proposed stormwater retention pond. The applicant proposes to use synthetic grass within portions of the patio area; sample photographs of this material are included in the packet.

Details	**Rezoning with Preliminary Development Plan**
	 *Tree Replacement* The proposed plan requires the relocation of a parking area serving the R.C. Olmstead office building. This parking is surrounded by a landscape mound and existing trees. Five of these trees are located on the proposed site and will be required to be relocated or replaced per Code requirements. Additional trees on the R.C. Olmstead site will be affected with reconfiguration of the parking lot. An amended final development plan for that site showing replacement details will be required. The existing conditions survey submitted with the proposed plans shows the location and size of the existing trees, but does not include species or condition. All of the trees are greater than six inches in diameter and would have to be replaced on an inch for inch basis, for a total of 48 inches. Further analysis would be necessary as part of a final development plan to verify if the replacement requirement is met in addition to other Code-required tree plantings.
Traffic Study	The applicant's Traffic Impact Study demonstrates anticipated poor levels of service at the intersections of Perimeter Drive with Discovery Boulevard/Venture Drive and Wall Street/Venture Drive in the modeling horizon year 2024. The study demonstrates that these levels of service will occur with or without the proposed development, and recommends the future construction of roundabouts to improve traffic flow. The study documents the percentage of the proposed Noah's site traffic anticipated to use these intersections (5.83% and 3.33% respectively). The City typically requests an equivalent financial contribution toward such infrastructure improvements. However, improvements at these intersections have not been programmed, making it difficult to assign a dollar amount to the necessary contribution. In such cases, future contribution requirements are often handled through a development agreement between the City and the applicant and/or through a development text requirement. No such provisions have been proposed by the applicant.
Access	The proposed driveway on Wall Street is located to maintain a minimum 200-foot driveway spacing from an existing curb cut to the south. A shared access drive is shown extending to the proposed south property line for which an access easement will be required.

Details	**Rezoning with Preliminary Development Plan**
Stormwater and Utilities	*Utility Connections* An existing water line is on the west side of Wall Street, providing water service to this site. The proposed plans show a sanitary sewer connection to an existing sewer line located on the east side of Wall Street. If approved, no open cutting of Wall Street will be allowed. The site includes an existing 15-foot by 145-foot stormwater sewer easement along the Wall Street frontage. A proposed electrical transformer pad is shown near the building on the site plan, but is incorrectly shown in the stormwater easement on the landscape plan. *Stormwater Management* The applicant has provided a preliminary stormwater management report. The report indicates that the proposed stormwater facility design does not meet the allowable release rates as required by the City of Dublin Stormwater Management Code. The applicant has requested the City make an exception to this requirement. Engineering does not support this request.

Analysis	**Rezoning with Preliminary Development Plan**
Process	Section 153.050 of the Zoning Code identifies criteria for the review and approval for a rezoning/preliminary development plan (full text of criteria attached). Following is an analysis by Planning based on those criteria.
1) Consistency with Dublin Zoning Code	**Criterion not met:** The proposed development text alters basic development standards (most notably setbacks) from the existing Perimeter Center Subarea C requirements. This would allow a more intense site development than permitted for the surrounding Subarea C properties and introduce an inconsistent development pattern. For other requirements, such as parking, the standard Dublin Code requirement may not be appropriate. However, the proposed minimum parking ratio is insufficient without an alternative parking arrangement such as shared or deferred parking areas.
2) Conformance with adopted Plans	**Criterion not met:** The Community Plan designates this site as *Standard Office/Institutional,* which would allow the integration of other ancillary commercial support uses such as restaurants, day care, or business services. The proposed use is a stand-alone facility that will not be integrated with other office uses and is isolated from surrounding development. Planning is concerned that business at this facility will be weighted toward private parties, weddings/receptions and other social gatherings, creating a potential nuisance for nearby residents on nights and weekends and failing to meet the Plan's intent of encouraging 'business services' in this area.

Analysis	Rezoning with Preliminary Development Plan
3) Advancement of general welfare and orderly development	**Criterion not met**: The site design is inconsistent with the surrounding office development pattern, particularly in terms of development setbacks and building placement. In addition, the proposal reduces the development capacity of a significant office site at the intersection of Perimeter Drive and Wall Street.
4) Effects on adjacent uses	**Criterion not met**: This use is likely to have off-site impacts in terms of noise, traffic and overflow parking that will affect nearby residents (Village at Coffman Park). Overflow parking could negatively affect adjacent office development if not managed through mutual agreements.
5) Adequacy of open space for residential development	Not Applicable
6) Protection of natural features and resources	Not Applicable
7) Adequate infrastructure	**Criterion met:** With the proposed improvements installed, the site will have access to adequate utilities.
8) Traffic and pedestrian safety	**Criterion not met:** Vehicular access is appropriately located to maintain minimum driveway distance along Wall Street and the site provides a pedestrian connection from Wall Street to the proposed building. However, the likely use of Wall Street for on-street parking during high-capacity events has not been addressed. Shared parking arrangements should be pursued, necessitating pedestrian connections to adjacent sites.
9) Coordination & integration of building & site relationships	**Criterion not met:** The site design, building placement, and building orientation is inconsistent with the existing and planned surrounding development pattern. The location of the main entrances on the sides of the building have the potential to create confusion for visitors and is not appropriately located with respect to the parking areas.
10) Development layout and intensity	**Criterion not met:** The site, as planned, appears either too small or too narrow to effectively accommodate parking. The proposed parking setbacks are inconsistent with surrounding development and the applicant has not demonstrated that sufficient parking is provided.
11) Stormwater management	**Criterion not met:** The proposed stormwater management system does not meet City of Dublin requirements for stormwater release rates.
12) Community benefit	**Criterion not met:** While this type of facility would provide a community benefit, this location is not appropriate due to its potential effects on nearby residents and adjacent office development. In this instance, the benefit does not outweigh the potential adverse effects.

Analysis	Rezoning with Preliminary Development Plan
13) Design and appearance	**Criterion not met:** The street-facing façade does not meet Dublin's expectations for four-sided architecture. The site design, landscape plan, building placement and building orientation appear to be an attempt to hide this building from public view.
14) Development phasing	Not Applicable
15) Adequacy of public services	**Criterion met:** There are adequate services for the proposed development.
16) Infrastructure contributions	**Criterion not met:** No provisions have been made for contribution to off-site infrastructure improvements described in the Traffic Impact Study.

Recommendation	Rezoning with Preliminary Development Plan
Disapproval	In Planning's analysis, this proposal does not comply with the rezoning/preliminary development plan criteria and is inconsistent with existing development standards within the area. Disapproval is recommended.

Details	Preliminary Plat
Plat Overview	The proposed preliminary plat establishes a new 2.54 acre parcel that will incorporate land from 5555 Wall Street and the adjacent ±5-acre vacant parcel at the northwest corner of Perimeter Drive and Wall Street.
Plat Content	The Subdivision Regulations, §152.018, contain content requirements for preliminary plats. The requirements include general plat information, the detailed depiction of the existing site conditions, public street information, including street sections, and a tree preservation plan. The proposed preliminary plat is missing some relevant content, and instead focuses on the survey boundaries of the proposed parcel. The omitted content must be addressed either prior to Council approval or with a final plat.
Plat Information	The proposed preliminary plat includes a vicinity map showing the general location of the subdivision as required. The proposed name of the plat is 'Plat of Survey for Wall Street Holdings.' If the preliminary plat is approved, the applicant should revise the final plat to include the standard City of Dublin Title Block and other standard formatting.
Site Conditions	The plat does not show existing site conditions or utilities as required by the Subdivision Regulations.
Open Space	Not applicable.

Analysis	Preliminary Plat
Process	The Subdivision Regulations identify criteria for the review and approval for a plat. Following is an analysis by Planning based on those criteria.
1) Plat Information and Construction Requirements	**Criterion not met:** This plat is missing information required by the Subdivision Regulations. The survey boundaries are based on the rezoning for which Planning is recommending disapproval.
2) Utilities	**Criterion not met:** Utilities are not shown on the proposed plat. The Stormwater Management Report submitted with the Preliminary Development Plan does not demonstrate compliance with Chapter 53 (Stormwater Management) as required by the Subdivision Regulations.
3) Street Standards	Not Applicable.
4) Open Space	Not applicable.

Recommendation	Preliminary Plat
Disapproval	This proposal does not comply with the applicable preliminary plat criteria and a recommendation to City Council for disapproval of this request is recommended.

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. In the case of a combined rezoning/preliminary development plan and final development plan, the final development plan is not valid unless the rezoning/preliminary development plan is approved by Council.

Review Criteria

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

1) The proposed development is consistent with the purpose, intent and applicable standards of the Dublin Zoning Code;
2) The proposed development is in conformity with the Community Plan, Thoroughfare Plan, Bikeway Plan and other adopted plans or portions thereof as they may apply and will not unreasonably burden the existing street network;
3) The proposed development advances the general welfare of the City and immediate vicinity and will not impede the normal and orderly development and improvement of the surrounding areas;
4) The proposed uses are appropriately located in the City so that the use and value of property within and adjacent to the area will be safeguarded;
5) Proposed residential development will have sufficient open space areas that meet the objectives of the Community Plan;
6) The proposed development respects the unique characteristic of the natural features and protects the natural resources of the site;
7) Adequate utilities, access roads, drainage, retention and/or necessary facilities have been or are being provided;
8) Adequate measures have been or will be taken to provide ingress and egress designed to minimize traffic congestion on the surrounding public streets and to maximize public

safety and to accommodate adequate pedestrian and bike circulation systems so that the proposed development provides for a safe, convenient and non-conflicting circulation system for motorists, bicyclists and pedestrians;

9) The relationship of buildings and structures to each other and to such other facilities provides for the coordination and integration of this development within the PD and the larger community and maintains the image of Dublin as a quality community;
10) The density, building gross floor area, building heights, setbacks, distances between buildings and structures, yard space, design and layout of open space systems and parking areas, traffic accessibility and other elements having a bearing on the overall acceptability of the development plan's contribution to the orderly development of land within the City;
11) Adequate provision is made for storm drainage within and through the site so as to maintain, as far as practicable, usual and normal swales, water courses and drainage areas;
12) The design, site arrangement, and anticipated benefits of the proposed development justify any deviation from the standard development regulations included in the Dublin Zoning Code or Subdivision Regulation, and that any such deviations are consistent with the intent of the Planned Development District regulations;
13) The proposed building design meets or exceeds the quality of the building designs in the surrounding area and all applicable appearance standards of the City;
14) The proposed phasing of development is appropriate for the existing and proposed infrastructure and is sufficiently coordinated among the various phases to ultimately yield the intended overall development;
15) The proposed development can be adequately serviced by existing or planned public improvements and not impair the existing public service system for the area; and
16) The applicant's contributions to the public infrastructure are consistent with the Thoroughfare Plan and are sufficient to service the new development.

PRELIMINARY PLAT

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

Review Criteria:

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

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