



City of Dublin

**LAND USE & LONG
RANGE PLANNING**

July 18, 2013

Minor Project Review

13-064MPR – BSC Sawmill Center Neighborhood District

Online Computer Library Center – UPS Addition 6565 Kilgour Place

This is a request for a 3,505-square-foot building addition to an Existing Structure to serve as an Uninterrupted Power Supply (UPS) facility and associated site modifications to the rear of the existing OCLC Kilgour Building, located north of Post Road, west of Kilgour Place. This Minor Project Review application is proposed in accordance with Zoning Code Section 153.066(G).

Date of Application Acceptance

Thursday, July 2, 2013

Date of ART Determination

Thursday, July 18, 2013

Case Manager

Justin Goodwin, AICP, Planner II | (614) 410-4677 | jgoodwin@dublin.oh.us



PART I: APPLICATION OVERVIEW

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|----------------------------------|---|
| <i>Zoning District</i> | BSC Indian Run Neighborhood District |
| <i>Development Proposal</i> | Enlargement of an Existing Structure |
| <i>Building Type</i> | Existing Structure |
| <i>Waivers</i> | None |
| <i>Administrative Departures</i> | None |
| <i>Property Address</i> | 6565 Kilgour Place |
| <i>Property Owner</i> | OCLC, Inc. |
| <i>Applicant</i> | Emil Bogden, Bogden Architects |
| <i>Case Manager</i> | Justin Goodwin, AICP, Planner II (614) 410-4677 jgoodwin@dublin.oh.us |

Application Review Procedure: Minor Project Review/Existing Structure Modification

The purpose of the Minor Project Review is to provide an efficient review process for smaller projects that do not have significant community effects. The Minor Project Review is necessary to ensure that applications for development meet the requirements of Chapter 153 of the Dublin Zoning Code. The Administrative Review Team may also approve extensions, alterations, or other modifications to Existing Structures provided that the criteria of §153.062(B)(2)(b) are satisfied.

Following acceptance of a complete application for Minor Project Review, the Administrative Review Team shall approve, deny, or approve with conditions the application based on the criteria of §153.066(F)(5) applicable to Site Plan Reviews. A determination by the Administrative Review Team is required not more than 14 days from the date the request was submitted.

Zoning Code Analysis

The applicant is proposing to construct a one story addition to the rear of the existing OCLC Kilgour Building. The structure will be constructed of cast-in-place concrete, scored and finished to match the concrete façade elements of the existing Kilgour Building. Minor site improvements will accompany the addition, as described below. This Zoning Code Analysis summarizes the Code sections applicable to this proposal.

§153.059(B) (2) – Uses

The proposed building addition will serve as an Uninterrupted Power Supply (UPS) facility to support OCLC's operations. This is an Essential Utility Service and is a permitted accessory use in the BSC Indian Run Neighborhood District.

§153.062(B) (2) – Building Types – Existing Structures

The OCLC Kilgour Building is considered an Existing Structure as defined by *§153.062(B)(2)*. Criteria for the enlargement of Existing Structures are listed in Part III of this report. The OCLC building meets these criteria and the proposed addition is not required to meet the building type requirements of the Bridge Street District provisions of the Zoning Code.

§153.065(B) – Parking and Loading

Additional parking is not required for enlargements to Existing Structures of less than 25% gross floor area (GFA). The proposed 3,505-square-foot addition is approximately 1% of the total GFA of the Existing Structure, and is not required to provide parking. In addition the enlargement has no functional parking needs as it does not include regular work space for employees. However, existing parking in this area will be affected by the proposal; refer to Condition 2 as described in the Land Use and Long Range Planning comments in Part II of this report.

§153.065(C) – Stormwater Management

The applicant is proposing a green roof system on the building addition to provide stormwater management for this site modification, consistent with the intent of the City's Stormwater Management Design Manual. Additional information will be required with the building permit submittal; refer to Condition 3 as described in the Engineering Comments in Part II of this report.

§153.065(D) – Landscaping and Tree Preservation

Three existing trees will be removed from the project area (22 inches total). Two evergreen trees were planted as part of the original OCLC campus development; one deciduous tree was added later by the property owner. Inch-for-inch tree replacements are not required for trees that were planted as part of a previously approved development plan; however, new trees proposed with this project will exceed the number of inches to be removed. A tree survey verifying the species, size and health of the trees to remain within the project area is required by *§153.065(D)(9)*, and should be submitted with the building permit (Condition 1d).

The proposed plans identify one new deciduous and two new evergreen trees as 'replacements' for the trees to be removed. Foundation plantings are proposed along the north and west facades. Eight additional deciduous trees are proposed along the existing service drive. Some alternative landscape materials are recommended; refer to Condition 1(a-c) as described in the Land Use and Long Range Planning comments in Part II of this report.

§153.065(E) – Fencing, Walls and Screening

The proposal includes a series of ground-mounted mechanical units on the concrete pad to the south of the building addition. Mechanical units must be fully screened from view on all sides. Alternative tree species and additional plantings are recommended; refer to Condition 1(b-c) as described under the Land Use and Long Range Planning comments in Part II of this report.

§153.065(F) – Exterior Lighting

No exterior lighting has been identified in the plans. An exterior exit light will be required at the egress door proposed at the southwest corner of the building and will be subject to Building Code requirements and the exterior lighting requirements of §153.065(E) (Condition 5).

PART II: ADMINISTRATIVE REVIEW TEAM COMMENTS

Land Use and Long Range Planning

The proposed addition is consistent with the character and design of the Existing Structure. Windows are not practical due to the functional requirements of the UPS facility; however, other design features will help to soften the appearance of blank concrete walls.

- The addition will be partially constructed within an existing embankment, minimizing the visible massing of the exposed north and west facades. Exposed facades vary in height on the west (from approximately 8 to 11 feet) and north (from approximately 7 to 8.5 feet). The proposed building height is approximately 18 feet on the exposed south elevation.
- The proposed scoring pattern for the concrete façades adds visual interest and coordinates with the Existing Structure.
- Proposed foundation landscaping will further 'soften' the appearance of the addition. Planning recommends an alternative tree species for plantings along the north and west elevations as Redbud trees (proposed) have fared poorly in Dublin's clay soils (Condition 1a).

Planning has concerns about the visibility from Post Road of the south façade and exterior mechanical units. The existing service area is clearly visible from the intersection of Post Road and the OCLC service drive. The deciduous trees previously planted as part of the OCLC campus development do not effectively screen the view, and some of these trees have been removed from this area over the years.

The applicant has proposed two new evergreen trees and eight new deciduous trees along the north side of the service drive to further screen the Post Road view. Planning recommends substituting evergreen trees for the eight deciduous trees to create a more effective screen, consistent with Code requirements (Condition 1b). Planning also recommends additional evergreen trees along the south side of the service drive (Condition 1c). The applicant should work with Planning and Engineering to appropriately locate trees in this area to avoid conflicts with underground utility lines while effectively screening the view from Post Road.

The addition and associated exterior mechanical units will require the removal of 3 striped parking spaces in the existing service area. Some employees and service vehicles periodically park within the service area, both in the striped spaces and in unmarked locations. The three striped spaces were not designated on the original OCLC development plan and not needed to meet parking or loading requirements. However, if the applicant intends to allow employee parking in the service area upon completion of the building addition, Planning recommends that new parking spaces be striped within the service area, subject to Planning approval (Condition 2). If parking cannot be accommodated without compromising access and maneuverability for fire trucks or service vehicles, employees should be directed to park in other designated employee spaces, or additional parking areas should be provided.

Engineering

The applicant proposes to install a green roof system on the building addition to provide stormwater management. Engineering will require a stormwater management report including performance data for the green roof system and demonstrating compliance with Chapter 53 of the Dublin City Code and with the City of Dublin Stormwater Management Design Manual (Condition 3).

Engineering has also identified minor technical clarifications that should be made on the site plan with the building permit submittal (Condition 4). These include:

- Use different line types to identify sanitary lines to be removed, retained or relocated;
- Identify new or relocated sanitary clean out locations; and
- Provide more detailed grading information for surface drainage routes to the north and west of the building addition, including grading for the proposed retaining wall at the southwest corner of the building.

Building Standards

The proposed UPS facility includes a single corridor accessed from the interior of the existing Kilgour Building. A separate egress door from a battery room is proposed at the southwest corner of the UPS addition. The applicant will need to verify egress requirements for this facility as part of the building permit submittal based on corridor length, building occupancy, and fire suppression methods. If it is determined that a secondary egress is required with a direct connection to the internal corridor, the floor plan will need to be reconfigured accordingly. Interior space requirements for the battery and electrical rooms could result in the need to expand the size of the building to accommodate additional corridor space. If necessary, these adjustments will be subject to the review procedures for Minor Modifications as described in §153.066(I).

Parks & Open Space, Fire, Police, Economic Development

No comments.

PART III: APPLICABLE REVIEW STANDARDS

Exterior Modifications to an Existing Structure Review Criteria

The Administrative Review Team may approve extensions, enlargements, alterations, remodels or modernization to Existing Structures provided that the following criteria are met. The following is an analysis of those criteria.

1. *Met.* That the Existing Structure meets all height, area, and/or parking and loading provisions that were applicable immediately prior to the rezoning of the property into a BSC district. Given the age of the structure and site conditions, the existing parking is considered nonconforming under the previous zoning requirements.

2. *Met.* That the enlargement or extension is limited to the same parcel on which the Existing Structure was located at the time of the adoption of this amendment.
3. *Met.* That the improvement does not interfere with the use of other properties located contiguous to or directly across the street from the parcel on which the Existing Structure is located.
4. *Met.* That the enlargement or extension does not exceed 50% of the gross floor area of the Existing Structure at the time of the adoption of this amendment.

Applicable Minor Project Review Criteria

The Administrative Review Team has reviewed this application based on the applicable review criteria for Minor Projects, which include the following:

(c) Meets Applicable Zoning Regulations

Criterion met through conditions. The proposed building addition is consistent with applicable Zoning Code requirements, subject to the conditions described in this report.

(d) Circulation and Access

Criterion met with condition. The potential for employee parking within the modified service area should be assessed as part of the building permit submittal to ensure adequate fire and service vehicle maneuverability.

(e) Relationship of Buildings

Criterion met. The proposed addition is consistent with the architectural character of the existing building.

(g) Adequate Provision of Services

Criterion met with condition. Refer to (d) above as it relates to fire and service vehicle access.

(h) Stormwater Management

Criterion met with condition. The proposal includes a green roof system, as permitted by the City's Stormwater Management Design Manual. Additional information will be required to ensure the effectiveness of the proposed system in meeting stormwater management requirements.

(j) Consistency with Bridge Street Corridor Vision Report, Community Plan, and other Policy Documents

Criterion Met. The proposal is consistent with the City's policy intent to allow for continued investment in developments that existed prior to the adoption of the Bridge Street District plans.

PART IV: PROPOSED ADMINISTRATIVE REVIEW TEAM DETERMINATION

Approval of this Minor Project Review application with the following 5 conditions:

- 1) Landscape Plan: That the following modifications and clarifications to the proposed landscape plan be completed with building permit submittal:
 - a. Substitute Autumn Brilliance Serviceberry or columnar English Oak trees for the proposed Redbud trees to be located along the building façade.
 - b. Substitute Norway or Serbian Spruce trees for the proposed Austrian Pine, Pacific Sunset Maple and Red Oak trees to be located along the service drive.

- c. Provide three additional spruce trees to the south side of the service drive to further screen the view from Post Road.
 - d. Identify the species, size and condition of existing trees to remain in the vicinity of the proposed addition.
- 2) That new parking stalls be striped within the service area, subject to Planning approval, or that employee parking occur elsewhere on the site;
 - 3) That a stormwater management report including performance data for the proposed green roof system be provided to Engineering prior to approval of the building permit;
 - 4) That technical clarifications as described in this report be made to the plans as part of the building permit submittal; and
 - 5) That exterior lighting demonstrating compliance with Building and Zoning Code requirements be identified on the plans as part of the building permit submittal.