

Planning Report

Thursday, February 6, 2014

Everhart Advisors – Corporate Office

Case Summary

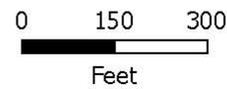
Agenda Item	2
Case Number	14-005CP
Proposal	A new 10,000-square-foot corporate office and associated site improvements on 3.8 acres.
Request	Review and feedback for review and non-binding feedback for a concept plan under the provisions of Zoning Code Section 153.050.
Site Location	Southeast corner of Post Road and Perimeter Drive.
Owner	Fritz Kaiser, GLK Properties; Joanne Raufft, Mount Carmel Health; Marsha Grigsby, Dublin City Manager
Applicant	Matt Romeo, Everhart Advisors; represented by Mark Daniels, m+a architects.
Case Manager	Jennifer M. Rauch, AICP, Planner II (614) 410-4690 jrauch@dublin.oh.us
Planning Recommendation	Planning recommends the Commission consider this concept plan with respect to the site layout, design features, architectural concept, and compatibility with surrounding development. The following analysis provides additional details.

Proposed Discussion Questions

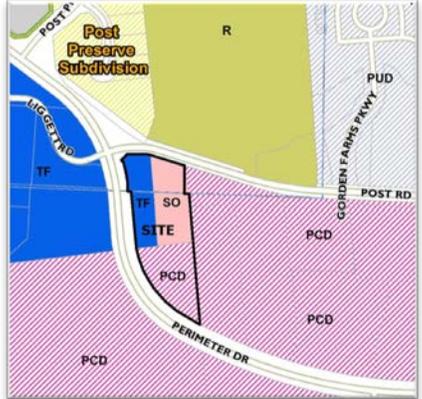
1. Are the proposed building and parking sited appropriately given the existing site conditions?
2. Should limited tree removal in key areas be considered to accommodate a more efficient site layout, better access for fire, better views to the building?
3. Is the proposed architectural concept appropriate to the surrounding area?
4. Is the proposed stormwater management system compatible with the surrounding area and located appropriately?
5. Is the proposed ground and wall sign combination appropriate?
6. Other considerations by the Commission?



14-005CP
Concept Plan
Everhart Financial Office Building
7155 Post Road & 6594 Liggett Road



Facts

<p>Site Area</p>	<p>3.8 acres on five parcels</p>
<p>Zoning</p>	<p>Northwest parcels: TF, Technology Flex District Northeast parcels: SO, Suburban Office and Institutional District South parcel: PUD, Planned Unit Development District (Perimeter Liggett plan)</p>
<p>Surrounding Zoning and Uses</p>	<p>North: Across Post Road is the Post Preserve subdivision zoned PLR, Planned Low Density Residential District and the Northwest Assembly of God, zoned R, Rural District. East: Office uses zoned PCD Planned Commerce District as part of the Perimeter West plan. South/West: Land across Perimeter Drive is undeveloped and zoned PUD, Planned Unit Development District as remaining portion of the Perimeter Liggett plan. There are also vacant parcels zoned TF, Technology Flex District.</p> 
<p>Site Features</p>	<ul style="list-style-type: none"> • The north portion of the site is developed with a one-story office building with access from Post Road. • A stream runs through the northern portion of the property and a bridge over the stream provides access to the parking area behind the building. • A large stand of trees run north to south through the center of the site, and along the east property line. • Significant floodway runs west to east through the north third of the site. • The site is split between two Counties, the southern portion of the site is located in Franklin County and the northern portion is in Union County. • The south portion of the site is undeveloped.
<p>Site History</p>	<p><i>2014</i> An Economic Development Agreement (EDA) is currently under review by City Council regarding the proposed site. The City of Dublin currently owns the northwestern parcels, a portion of which will be required for future road improvements. A small portion of the northeastern parcel will also be required for the road. The EDA proposes to dedicate the remainder of the City-owned land to Everhart Advisors, minus the area needed to accommodate the roadway improvements. The legal transfer of City-owned property will be contingent on the outcome of the rezoning. The second reading for the EDA is scheduled for February 10, 2014.</p> <p><i>2011</i> The northwestern two parcels were included in the City sponsored area rezoning to establish the TF, Technology Flex District and approved by City Council June 26, 2011.</p>

Facts

2000

City Council approved the rezoning/preliminary development plan for 40.79 acres to establish the Perimeter Liggett PUD on April 3, 2000, which permits uses included in Suburban Office and Institutional District and general office uses, corporate headquarters, and offices of major institutional uses.

1982

City Council approved a rezoning to SO, Suburban Office and Institutional District for the northeastern parcels on April 19, 1982.

Details

Concept Plan

Process

Section 153.050 of the Zoning Code contains regulations for the establishment of a Planned Unit Development. The concept plan is the first step in the creation of a PUD and is intended to outline the basic scope, character and nature of a proposed project. The review is to provide input in the formative stages of design prior to the applicant submitting an application for a Planned Development District zoning amendment. The applicant may request review and feedback from City Council in addition to the Planning and Zoning Commission prior to preparing a preliminary development plan. No discussions, opinions, or suggestions provided on any aspect of the concept plan shall bind the applicant, or the City, or be relied upon by the applicant to indicate subsequent approval or disapproval by the City.

Proposal

This is a request for review and non-binding feedback on a concept plan application for a potential rezoning for 3.8 acres to create a new PUD for a corporate office building and associated site improvements.

Use

The existing site has five parcels with three different zoning districts: TF, Technology Flex; SO, Suburban Office and Institutional; and PUD, Planned Unit Development. Each of these zoning districts allows office as a permitted use.

Community Plan

The Future Land Use Map designates the area as Neighborhood Office and Institutional Use, which encourages low lot coverages, increased setbacks, and gross densities not exceeding 9,500 square feet per acre.

The proposed use for the site is for a corporate office building to accommodate a financial advising group. The proposed plan indicates a



Details **Concept Plan**

10,000-square-foot building on 3.8 acres, which meets the projected density in the Community Plan.

Layout

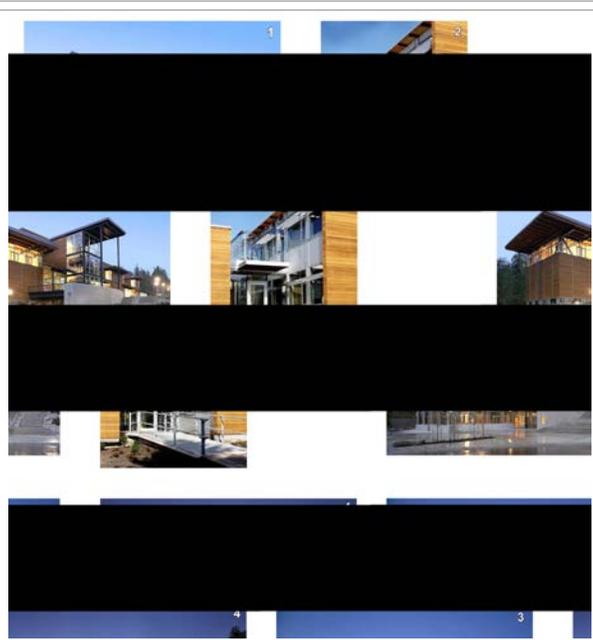


The proposed concept plan shows a two-story, 10,000-square-foot building in the northeastern portion of the site, east of the existing tree stand. Access is provided in the southern portion of the site from Perimeter Drive leading to a drive along the western property line. The drive extends to the north and provides access to two parking areas; a visitor parking area south of the building and an employee parking area south of the visitor parking. The plan shows 50 parking spaces, which meets Code. The parking areas are separated by a large landscape buffer. Two retention areas are proposed west of the building and visitor parking area, and at the southern tip of the site.

Architecture and Signs

The applicant has provided several architectural concepts that showcase the intended design of the proposed building. The concepts includes elevations with glass and metal as primary building materials with modern cues from Dublin Methodist Hospital and Dublin Springs Hospital.

The proposed plans indicate a combination of a wall and ground signs for the site. The proposed ground sign would be at the Perimeter Drive entrance and the proposed wall sign would be on the building along the Perimeter Drive frontage.



Tree Preservation

A large stand of trees runs north to south down the center of the northern parcels and along the eastern property line. The intent is to save the existing trees if tree condition, the location of the new building, and proposed site grading permit.

Details		Concept Plan
Traffic & Access	<p>The applicant is completing a Traffic Impact Study to determine any necessary roadway and/or intersection improvements required as part of the proposed development.</p> <p>The applicant must also demonstrate to the Washington Township Fire Department adequate fire truck maneuvering for the proposed drive. There are concerns regarding the lack of access from the access drive and visitor parking lot to all sides of the building, and inadequate turn-around provided for a fire truck near the proposed building.</p>	
Utilities & Stormwater Management	<p>The proposed development will be required to meet the Stormwater Regulations. Two proposed retention areas are indicated along Perimeter Drive. The design intent of these areas will include a dry basin surrounded by tall grasses and a bio swale in the landscape area between the two parking areas.</p>	
Analysis		Concept Plan
General	<p>Planning recommends the Commission consider this concept plan with respect to the site layout, design features, architectural concept, and compatibility with surrounding development. The following analysis provides additional details.</p>	
<p>Site Layout <i>Discussion Questions</i></p> <ol style="list-style-type: none"> Are the proposed building and parking sited appropriately given the existing site conditions? Should limited tree removal in key areas be considered to accommodate a more efficient site layout, better access for fire, better views to the building? 	<p>The existing tree stand, floodway, and the proposed driveway at the southern end dictate a layout that spreads across a majority of the site. In addition, a long access drive proposed along the western property line is needed to reach the building and the two separate parking pods, which results in a significant amount of pavement. Fire has also identified concerns regarding site maneuverability and access based on the proposed site layout.</p> <p>The site plan demonstrates the intent to preserve existing trees. Planning wants to ensure the condition of trees are appropriate to dictate the site layout. Planning recommends the applicant work with an arborist to assess the condition of the existing trees to ensure they are healthy and do not pose a future hazard to the building or parking area. Should it be determined the condition of the trees warrant their removal Planning has discussed whether a more efficient site layout, better access for fire, and better views to the proposed building could be achieved.</p>	

Analysis	Concept Plan
<p>Design Features</p> <p>3. Is the proposed architectural concept appropriate to the surrounding area?</p> <p>4. Is the proposed stormwater management system compatible with the surrounding area and located appropriately?</p> <p>5. Is the proposed ground and wall sign combination appropriate?</p>	<p>The surrounding office complexes employ a traditional design with gable roof features and a predominant use of stone and brick building materials. Recent modifications to this trend include Dublin Springs Hospital and Dublin Methodist Hospital, which incorporate more modern design elements with increased use of glass and metal, and angular roof lines. The proposed building concepts incorporate more modern design elements and provide an opportunity to locate a unique building at one of the City's gateway entrances.</p> <p>The applicant proposes a naturalized landscape treatment with the retention ponds along the Perimeter Drive frontage, and indicates bioswales in the parking lot areas. The proposed stormwater facilities differ from the surrounding office complexes, which have traditional wet ponds and water features along the street frontage. Engineering and Planning support more sustainable site design solutions, including alternative stormwater management facilities and naturalized landscape treatments, with a focus on ensuring the long-term aesthetics and maintenance are met with the proposed design.</p> <p>The proposal has a sign combination with the proposed ground sign at the Perimeter Drive entrance and a wall sign on the building along the Perimeter Drive frontage. Ground signs are the predominant sign type for the existing office buildings in the area; however, a combination of ground and wall signs is permitted in other areas of the City. The site is eligible for two ground or wall signs given its location and the Commission may discuss whether a combination of the two types is appropriate for this building.</p>

Recommendation	Feedback
<p>Summary</p>	<p>The Concept Plan is the first stage when establishing a Planned Unit Development District to allow staff and the Planning and Zoning Commission to provide non-binding feedback to an applicant regarding the intended land use and development pattern. Planning recommends the Commission consider this Concept Plan with respect to the Community Plan in terms of use, and compatibility with surrounding development. Outlined below are suggested questions to guide the Commission discussion.</p>
<p>Discussion Questions</p>	<ol style="list-style-type: none"> 1. Are the proposed building and parking sited appropriately given the existing site conditions? 2. Should limited tree removal in key areas be considered to accommodate a more efficient site layout, better access for fire, better views to the building? 3. Is the proposed architectural concept appropriate to the surrounding area? 4. Is the proposed stormwater management system compatible with the surrounding area and located appropriately? 5. Is the proposed ground and wall sign combination appropriate? 6. Other considerations by the Commission?