



City of Dublin

**LAND USE & LONG
RANGE PLANNING**

February 13, 2013

Minor Project Review

14-010MPR – BSC Indian Run Neighborhood District

OCLC – Brown Building Demolition

6600 Kilgour Place

This is a request for demolition and removal of an approximately 31,800 square foot building (OCLC Building A) and associated site improvements, and removal of an enclosed building connector to OCLC Building C. The site is located on the north side of Post Road at the intersection of Post Road and Kilgour Place. This is a request for review and approval of for a Minor Project Review Application under the provisions of Zoning Code Section 153.066(G).

Date of Application Acceptance

January 31, 2014

Date of ART Determination

Thursday, February 13, 2014

Case Manager

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



PART I: APPLICATION OVERVIEW

<i>Zoning District</i>	BSC Indian Run Neighborhood District
<i>Development Proposal</i>	Modifications to an Existing Structure
<i>Building Type</i>	Existing Structure
<i>Waivers</i>	None
<i>Administrative Departures</i>	None
<i>Property Address</i>	6600 Kilgour Place
<i>Property Owner</i>	Online Computer Library Center
<i>Applicant</i>	Alan Davis, EMH&T
<i>Case Managers</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

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

This building is considered an Existing Structure as defined by *§153.062(B)(2)*. Criteria for the modification of Existing Structures are listed in Part III of this report. The building meets these criteria and the proposed modifications are not required to meet the building type requirements of the Bridge Street District Development Code. The proposed modifications have been reviewed for appropriateness with the existing character of the building.

This proposal is to demolish a 31,800 square foot building (the 'Brown Building') on the OCLC campus. The building to be removed is highlighted in the image below. The Brown Building is located in the north portion of the campus and is connected to the Smith Building (location of the OCLC Conference Center) by an enclosed, elevated building connector, which will also be removed. The site area will be restored and seeded as lawn. A small parking area (8 spaces) will also be removed.



PART II: ADMINISTRATIVE REVIEW TEAM COMMENTS

Land Use and Long Range Planning

OCLC has indicated that it has no immediate plans for reuse of the Brown Building site. The structure has reached the end of its lifecycle and is no longer needed for the company's operations. OCLC is in the process of consolidating space in the Kilgour Building for more efficient employee interaction.

The plans appropriately show tree protection fencing locations in the area to be disturbed with installation details. No trees are proposed to be removed. The area will be graded and seeded to blend with existing lawn near an adjacent stormwater pond.

A small portion of the elevated building connector will remain and will be capped with a glass and aluminum curtain wall system to match the existing portion to remain.

Building Standards

The Building Code will not permit the creation of a dead-end corridor on the interior by virtue of the building removal. This does not appear to be the case, but the applicant should submit a second floor plan with the Building Permit submittal to verify.

Engineering

Temporary erosion control may be needed for the topsoil stockpile depending on the sequence and duration of construction. The plans appropriately note which utilities are to be removed or abandoned in place.

Fire

The building address is incorrectly noted on the plans. The correct address is 6600 Kilgour Place. Please correct for the Building Permit submittal.

Parks & Open Space, 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, alterations, or other modifications to Existing Structures provided that the following criteria are met:

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.
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
Met. The proposed building modifications are consistent with applicable Zoning Code requirements.
- (j) Consistency with Bridge Street Corridor Vision Report, Community Plan, and other Policy Documents
Met. The proposal is consistent with the City's policy intent to allow for continued maintenance of existing development 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.