



July 17, 2014

Minor Project Review

14-065MPR – BSC Office Residential District

Vrable Healthcare – Site Modifications

4500 John Shields Parkway

This is a request for review and approval of site modifications for a child daycare center within the Vrable Healthcare building currently under construction within the BSC Office Residential District. The site is at the southwest corner of the intersection of Tuller Road and Tuller Ridge Drive. This is a request for review and approval of a Minor Project Review in accordance with Zoning Code Sections 153.066(G).

Date of Application Acceptance

Tuesday, July 1, 2014

Date of ART Determination

Thursday, July 17, 2014 (time extension requested)

Case Manager

Marie Downie, Planner I | (614) 410-4679 | mdownie@dublin.oh.us



PART I: APPLICATION OVERVIEW

<i>Zoning District</i>	BSC Office Residential District
<i>Development Proposal</i>	Site Modifications
<i>Building Type</i>	Existing Structure
<i>Waivers</i>	None
<i>Administrative Departures</i>	None
<i>Property Address</i>	4500 John Shields Parkway
<i>Property Owner</i>	Vrable Land Holding, LLC
<i>Applicant</i>	Linda Menerey, EMHT
<i>Case Managers</i>	Marie Downie, Planner I (614) 410-4679 mdownie@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)(3) 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

§153.059(C)(2)(c) – Use Specific Standards – Day Care, Adult or Child

Outdoor recreational areas are required to be located to the side or rear of the principal structure and shall be screened and enclosed to provide a minimum of 50% opaque screen. Play equipment and shade structures visible from the right-of-way or adjacent properties shall be subdued, earth toned colors.

§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.

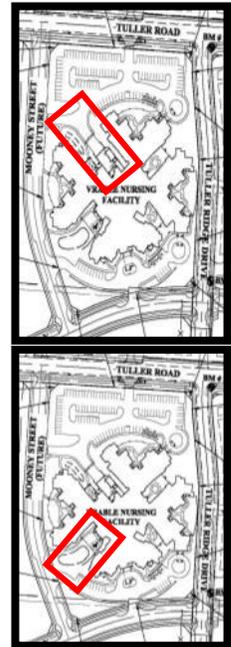
The applicant is proposing an outdoor play area to accommodate child care, as well as modifications to the employee entrance to accommodate for child care access. The proposal includes the following:

Modifications at Northwest Entrance

- Designation of 8 parking spaces for 15-minute short term pick-up and drop-off;
- Sidewalk extension to allow for access from short term parking;
- Standard directional signs; and
- Crosswalk markings.

Southwest Modifications for Outdoor Play Area

- Door to provide access to fenced in play area;
- Play structure;
- Benches;
- Modifications to storm drainage bioretention basin;
- 3' 8" aluminum fence and gate; and
- Landscaping modifications to meet the requirements of Code Section 153.059(C)(2)(c).



PART II: ADMINISTRATIVE REVIEW TEAM COMMENTS

Planning

The proposed modifications are in character with the Existing Structure.

Code Section 153.059(C)(2)(c) requires that outdoor play equipment use subdued colors. The proposed play structures will be green, blue and silver.

Engineering

Engineering has reviewed the revised stormwater information provided. The provided plans indicate that the revisions to the grading of Bioretention Area 1 will not affect the ability of this basin to provide the volume for stormwater quality management as required by the OEPA.

Revised calculations will be required to be submitted with the building permit application. The revisions shall be included on both plans and the calculations will need to be clearly marked.

Fire, Building Standards, Parks & Open Space, Police, Economic Development

No comments.

PART III: APPLICABLE REVIEW STANDARDS

Review Criteria for Exterior Modifications to an Existing Structure

The Administrative Review Team may approve extensions, alterations, or other modifications to Existing Structures provided that the following criteria are met:

1. *Met.* The Existing Structure continues to meet all parking, height and area provisions that were applicable immediately prior to the rezoning of the property into a BSC zoning district. The facility

provides a total of 122 parking spaces while the principal use requires 100 parking spaces. Accessory use child care of this size is required 5.2 parking spaces, thus the 122 parking spaces will provide adequate parking for both the principal and accessory use.

2. *Met.* The expansion is limited to the same parcel as the Existing Structure.
3. *Met.* The proposal has limited visibility outside the area of the site and involves minimal, permitted changes in the activities that take place. Therefore, 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.* No changes to the gross floor area of the Existing Structure are proposed.

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 site modifications are consistent with applicable Zoning Code requirements.

(h) Stormwater Management

Met with condition. The applicant shall provide revised stormwater calculations with the building permit.

(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 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 request for Minor Project Review with one condition:

1. Revised stormwater calculations must be submitted with the building permit.