



City of Dublin

**LAND USE & LONG
RANGE PLANNING**

October 2, 2014

Development Plan Review

14-094WID-DP

Command Alkon

6750 Crosby Court

This is a proposal for the construction of a new 30,660-square-foot building and associated site improvements for a site south of State Route 161, east of the intersection with Crosby Court within the West Innovation District. This Development Plan Review application is proposed in accordance with Zoning Code Section 153.042(D).

Date of Application Acceptance

Thursday, September 10, 2014

Date of ART Determination

Thursday, October 2, 2014

Case Manager

Jennifer Rauch, AICP, Senior Planner | (614) 410-4690 | jrauch@dublin.oh.us

PART I: APPLICATION OVERVIEW

<i>Zoning District</i>	ID-3: Research Assembly
<i>Review Type</i>	Development Plan Review (Innovation Districts)
<i>Development Proposal</i>	A 30,660-square-foot building and associated site improvements.
<i>Property Address</i>	6750 Crosby Court
<i>Property Owner</i>	Command Alkon
<i>Applicants</i>	Rich Ireland, Dublin Building Systems
<i>Case Manager</i>	Jennifer Rauch, AICP, Senior Planner (614) 410-4690 jrauch@dublin.oh.us

Application Review Procedure: Development Plan Review

The purpose of the Development Plan Review is to provide an efficient and predictable review process for development projects within the West Innovation District. The Development Plan Review is necessary to ensure that applications for development meet the requirements of Chapter 153 of the Dublin Code. Following acceptance of a complete application for Development Plan Review, the Administrative Review Team shall approve the Development Plan application when all of the requirements of the Innovation Districts and the intent of the West Innovation District Plan (formerly EAZ Plan) is met, including Administrative Departures if applicable, as required by §153.042(D)(5)1. The Administrative Review Team may alternatively issue a decision that the application should be reviewed by the Planning and Zoning Commission as a Site Plan Review, based on the criteria of §153.042(D)(5)2. A determination by the Administrative Review Team is required not more than 28 days from the date the request was submitted.

Summary

The existing 10.3 acre site is undeveloped and zoned ID-3, Research Assembly within the West Innovation District. The parcel is one of three recently platted parcels of a City owned property and is on the southeast intersection of SR 161 and Crosby Court.

The proposal includes the construction of a new 30,660 square foot office and warehouse building at the northwest corner of the site. A new access point is at the southwest corner of the site off Crosby Court and provides access for the building, parking and service areas. The parking areas are west and south of the building, while the service and loading areas are to the east. A proposed retention pond is within the eastern portion of the site.

The site has two easement areas for AEP facilities. A 150-foot wide easement is located within the eastern portion of the site for the overhead power lines and a 60-foot wide ingress/egress easement is along the southern property line to permit AEP access to a substation south of the site.

Zoning Code Analysis

§153.038 – District Uses

The proposed 30,660-square-foot building will be used for office and manufacturing and assembly, which are permitted within ID-3.

§153.039 – Innovation District Requirements

(A) Lot Requirements.

Lot size, lot coverage, and all building and pavement setback requirements are met.

(B) Additional outdoor requirements.

The proposed service area is at the side of the building at the southeast corner. The proposed loading docks are depressed with overhead doors facing the east property line. Overhead doors are required to be to the side or rear of structures to minimize visibility from public streets. A 10-foot tall precast concrete wall is proposed along the north edge of the loading area and extends 75 feet from the building to provide screening from SR161. The proposed dumpster area is on the north side of the proposed loading docks and the required screening is incorporated in the same service area screening wall, extending an additional 20 feet to the east. Planning recommends the applicant incorporate ornamental trees within the proposed planting area along the northern side of the proposed screen wall to soften the view.

(C) Architectural Requirements.

Intent and Applicability. The ID-3 District is intended to accommodate more intensive industrial activity with larger building footprint. The level of architectural detail and variation expected in this district is not as stringent as in other Innovation District zones to meet the needs of clean manufacturing operations and smaller flexible construction.

The architectural concept for the proposed building incorporates a contemporary design that includes a single-story building with a defined front entrance at the northwest corner of the building along SR161. Proposed materials include a mixture of precast concrete panels, glass, fiber cement siding, architectural metal and standing seam metal roof, and meet Code for color and primary and secondary material requirements. The proposed building design varies extensively through recesses and projections in wall planes along all elevations. Additional requirements for architectural detail and fenestration are met for building façades facing public streets. The proposed entrance is clearly identifiable through the use of a red roof accent, which meet Code. The proposed roof includes a parapet that fully screens all rooftop mechanicals screening.

§153.040 – Site Development Requirements

(A) Fences.

Not applicable.

(B) Landscape requirements

Intent and character. The West Innovation District (EAZ) Plan emphasizes the use of naturalized landscape designs, with mass plantings, informal plant clusters and low-mow areas, balanced with more formally designed areas where people will gather and use spaces.

Property perimeter and parking lot buffering. Parking lot buffering provided along Crosby Court and the south property line use mounding and landscape material. The landscape plans will need to be revised to ensure the area at the northwest corner of the parking area provides the required landscape material and the area along the south property line incorporates the required mounding. These items can be addressed with Planning through the building permit process.

Use of mounding. Landscape mounding in the Innovation Districts is required to have a more naturalized appearance with varying width and height, as opposed to having a uniform 'engineered' appearance. The proposed plans indicate the use mounding within the landscape features.

Interior landscape requirements. The proposed landscape areas meet Code. Planning is concerned with the proposal of perennials and ornamental grasses within all of the landscape islands and recommends the applicant review the materials as part of the building permit process.

Street trees. Street trees will be provided by the City as part of the intersection and roadway improvements for Crosby Court and along SR161.

Open space plantings. The Innovation Districts require the planting of one tree per 1,000 square feet of open space area (areas not part of lot coverage). The proposed plans do not require open space plantings, as the remaining 30% (based on upon 70% build out) of this site that would be required to be counted toward the provision of open space plantings includes retention areas and the extensive AEP easements, which do not permit plantings.

Parking lot plantings. The minimum parking lot landscape areas and tree plantings are provided.

(C) *Tree preservation.* Not applicable.

(D) *Open space and greenways.*

No dedication of public open space is necessary with this proposal.

(E) *Utilities.*

All new utility lines are proposed underground and final details should be coordinated with Engineering and Fire as part of the building permit process. Stormwater management is proposed within a large retention pond along the east portion of the property within the 150-foot AEP easement. The final details regarding sizing and location will be required as part of the building permit review, subject to approval by Engineering.

(F) *Parking requirements.*

The plans include a visitor parking area to the west of the proposed building along Crosby Court, and a larger employee parking area to the south of the proposed building off the main entrance drive to meet Code. The proposed building is a mixture of office and warehousing uses, which require 51 parking spaces per Code. The proposal includes 104 parking spaces, which is based on the needs of the building tenant.

(G) *Parking adjustments.* Not applicable.

(H) *Bicycle parking.*

A bicycle parking area is proposed at the southeast corner of the building, near the employee entrance. A minimum of seven bicycle spaces are required with this proposal; plans indicate eight will be provided. A minimum five-foot clear area is required around the bicycle parking area.

(I) *Loading areas.*

Proposed loading areas meet Code requirements, including screening requirements.

(J) *Parking structures.* Not applicable.

(K) *Sustainable parking lot design.* Not applicable.

(L) Signs.

The signs for the proposal include two, 28-square-foot wall signs, which meet Code for type, number, size, and color. The proposed wall sign height is shown at 20 feet 7 inches, while Code limits the height to 15 feet. The Administrative Review Team is granted the authority to approve sign heights that exceed 15 feet based on the specific architecture of the building. The proposed signs are located at the main building entrance and are appropriately placed with relationship to the building design.

(M) Sight lighting.

Sight lighting specifications will need to be provided with the building permit submittal demonstrating conformance with Code requirements.

(N) Circulation and access.

The site plan provides for adequate vehicular circulation. Pedestrian facilities are required along the SR161 and Crosby Court. The City will be constructing these facilities as part of the construction of Crosby Court and the intersection improvements along SR161. In lieu of construction, the applicant is asked to pay a fee in lieu to go toward the larger construction project.

PART II: ADMINISTRATIVE REVIEW TEAM COMMENTS

Land Use and Long Range Planning

Planning has identified the following items that will need clarified or revised with the building permit submittal:

Landscaping

1. Planning recommends the applicant incorporate ornamental trees within the proposed planting area along the north side of the proposed screen wall to soften the view.
2. The landscape plans will need to be revised to ensure the area at the northwest corner of the parking area provides the required landscape material and the area along the south property line incorporates the required mounding. These items can be addressed with Planning through the building permit process.
3. Planning is concerned with the proposal of perennials and ornamental grasses within all of the landscape islands and recommends the applicant review the materials as part of the building permit process.

Bicycle Parking

4. The applicant will need to verify the bicycle parking area provides the required 5-foot maneuvering area per Code.

Site Lighting

5. Site lighting specifications will need to be provided with the building permit submittal demonstrating conformance with Code requirements.

Engineering

See comment letter dated 9/22/14 to address any outstanding topics as part of the building permit review process.

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

No comments.

PART III: APPLICABLE REVIEW STANDARDS

Development Plan Standards of Approval

The Administrative Review Team shall review this application based on the Innovation District requirements and the West Innovation District Plan, including Administrative Departures as may be applicable. The full text of the Review Standards of Section 153.042(D)(7) are provided at the end of this Report.

A. Site Design Characteristics	<i>Criteria Met</i>
B. Environmental Standards	<i>Criteria Met</i>
C. Vehicular and Pedestrian Circulation	<i>Criteria Met</i>
D. Public Services	<i>Criteria Met</i>
E. Purpose and Spirit of this Chapter and Adopted Plans	<i>Criteria Met</i>

PART IV: PROPOSED ADMINISTRATIVE REVIEW TEAM DETERMINATION

Approval for this Development Plan Application with the following conditions:

1. The applicant incorporate ornamental trees within the proposed planting area along the north side of the proposed screen wall to soften the view.
2. The landscape plans will need to be revised to ensure the area at the northwest corner of the parking area provides the required landscape material and the area along the south property line incorporates the required mounding, as part of the building permit process.
3. The proposed use of perennials and ornamental grasses within all of the landscape islands be reviewed as part of the building permit process.
4. The applicant will need to verify the bicycle parking area provides the required 5-foot maneuvering area per Code.
5. Site lighting specifications will need to be provided with the building permit submittal demonstrating conformance with Code requirements.
6. See comment letter dated 9/22/14 to address any outstanding engineering topics as part of the building permit review process.

DEVELOPMENT PLAN STANDARDS OF APPROVAL

In addition to meeting all other requirements of the District, a development plan application shall only be approved by the ART or Planning and Zoning Commission, as applicable, if the requirements of the District and the following criteria are met:

- A. Site Design Characteristics.
 - 1. All elements of the site design shall be harmoniously and efficiently organized in relation to topography, the size and type of lot, the character of adjoining property, and the type and size of buildings.
 - 2. The site shall be developed so as not to impede the normal and orderly development or improvement of surrounding property for uses permitted by the District.
 - 3. All buildings or groups of buildings shall be arranged so as to permit emergency vehicle access by some practicable means to all vehicles.
 - 4. Every structure or dwelling unit shall be provided with adequate means of ingress and egress via public streets and walkways.
- B. Environmental Standards.
 - 1. The landscape shall be preserved in its natural state, insofar as practicable, by minimizing tree and soil removal, alteration to the natural drainage courses, and the amount of cutting, filling and grading. Natural features and the site topography shall be incorporated into the proposed site design to the maximum extent practicable.
 - 2. Landscaping buffers and/or greenbelts may be required beyond those otherwise required in the District to ensure that proposed uses will be adequately buffered from one another and from surrounding public and private property.
- C. Vehicular and pedestrian circulation.
 - 1. The expected volume of traffic to be generated by the proposed use shall not adversely affect existing roads and the circulation thereon.
 - 2. Driveways shall be located to minimize conflict with traffic operations on the adjoining road. The number of driveways shall be the minimum needed to provide reasonable access to the site.
 - 3. The arrangement of public or common ways for vehicular and pedestrian circulation shall respect the pattern of existing or planned streets and pedestrian or bicycle pathways in the area.
 - 4. Safe, convenient, uncongested and well-defined vehicular and pedestrian circulation within and to the site shall be provided. Drives, streets and other elements shall be designed to promote safe and efficient traffic operations within the site and at its access points.
- D. Public Services. The scale and design of the proposed development shall facilitate the adequate provision of services currently furnished by or that may be required of the city or other public agency including, but not limited to, fire and police protection, storm water management, sanitary sewage removal and treatment, recreational activities, traffic control, and administrative services.
- E. The general purposes and spirit of this chapter and the various provisions and components of the Community Plan, including the EAZ Plan.