



City of Dublin Planning and Zoning Commission

Planning Report

Thursday, February 5, 2015

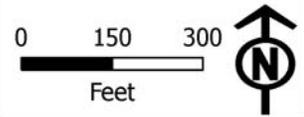
Coffman Park PUD – Skate Park
6565 Commerce Parkway

Case Summary

Agenda Item	2
Case Number	14-117AFDP
Site Location	6565 Commerce Parkway & Coffman Park South west side of the Commerce Parkway and Perimeter Drive roundabout and west of Emerald Parkway and the site east of Commerce Parkway south of Post Road.
Proposal	A skate park, restroom/shelter building, tennis and basketball courts and parking spaces with associated paths on the Justice Center site, and parking spaces with associated paths at Coffman Park.
Request	Review and approval of an <u>amended final development plan</u> under the provisions of Zoning Code Section 153.053(G)(3).
Applicant	Fred Hahn and Laura Ball, Parks and Open Space, City of Dublin.
Case Manager	Marie Downie, Planner (614) 410-4679 mdownie@dublin.oh.us
Planning Recommendation	<u>Approval of Amended Final Development Plan</u> In Planning's analysis, this proposal complies with all applicable review criteria and the existing development standards. Approval is recommended of the requested amended final development plan with four conditions.
Conditions	<ol style="list-style-type: none">1) That the remaining five inches of tree replacement for the Justice Center addition be located on the northern portion of the Justice Center site;2) That the applicant provide additional landscaping at the north end of the parking area on the Coffman Park site;3) That a buffer along Perimeter Drive be installed with Phase II-B, and;4) That a revised landscape and lighting plan be submitted subject to Planning approval prior to building permits.



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Amended Final Development Plan
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Facts									
Site Area	13.24 acres and 12.75 acres								
Zoning	PUD, Planned Unit Development (Coffman Park)								
Surrounding Zoning	<table border="0"> <tr> <td style="padding-right: 20px;">West</td> <td>PCD, Planned Commerce District (Perimeter Center)</td> </tr> <tr> <td>South</td> <td>SR 161/US 33</td> </tr> <tr> <td>East</td> <td>SO, Suburban Office and Institutional District</td> </tr> <tr> <td>North</td> <td>The northern portion of the Justice Center parcel includes land which is being proposed as future park land in a separate application. Directly north of the site is zoned SO, Suburban Office and Institutional District.</td> </tr> </table>	West	PCD, Planned Commerce District (Perimeter Center)	South	SR 161/US 33	East	SO, Suburban Office and Institutional District	North	The northern portion of the Justice Center parcel includes land which is being proposed as future park land in a separate application. Directly north of the site is zoned SO, Suburban Office and Institutional District.
West	PCD, Planned Commerce District (Perimeter Center)								
South	SR 161/US 33								
East	SO, Suburban Office and Institutional District								
North	The northern portion of the Justice Center parcel includes land which is being proposed as future park land in a separate application. Directly north of the site is zoned SO, Suburban Office and Institutional District.								
Site Features	<p><i>Justice Center Site</i></p> <p>Frontage: Approximately 460 feet of frontage on Perimeter Drive, 470 feet of frontage on Commerce Parkway and 250 feet of frontage on OH-161/US-33. A portion of Emerald Parkway is located on the south east portion of the site.</p> <p>Existing Building: 42,681-square-foot, one-story building.</p> <p>Existing Site: The Justice Center is located on the southern portion of the site. The Community Plan includes the site in the Emerald/Perimeter Area Plan. The portion of the site that is included in this application is also part in the Coffman Park Master Plan.</p> <p><i>Coffman Park Site</i></p> <p>Frontage: Post Road - 720 feet; Commercial Parkway - 910 feet; Perimeter Drive - 670 feet</p> <p>Existing Site: Vacant area of the Coffman Park site.</p>								
Case Background	<p>2011</p> <p>The Justice Center was included in an area rezoning which rezoned this parcel from LI, Limited Industrial District to the Coffman Park PUD, Planned Unit Development. Various amendments to the Coffman Park plan have been processed since the park was first initiated.</p>								

Details

Amended Final Development Plan

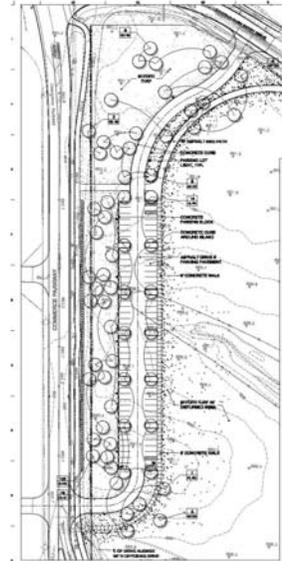
Proposal

Two phases of development are part of this application; Phase II-A and Phase II-B. The current condition of the Park was created through Phase I. Approval of both Phase II-A and B, described below, are requested, though completion of both phases will take place over a longer time period. Phase II-A includes property on both the Coffman Park and Justice Center sites.

Phase II-A

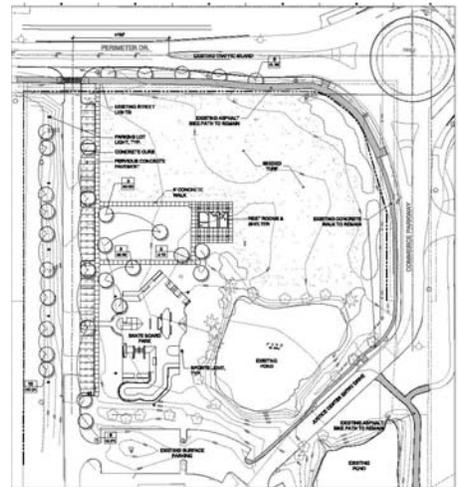
Coffman Park Site

- 80 parking spaces
- 9 parking lot lights, 20 feet high
- 10-foot asphalt bike path located at the northern portion of the site with access off of the existing paths along Post Road and Commerce Parkway
- 6-foot concrete walks that connect to the proposed bike path as well as the existing sidewalk along Commerce Parkway
- Landscaping to provide a buffer between the parking and Commerce Parkway



Justice Center Site

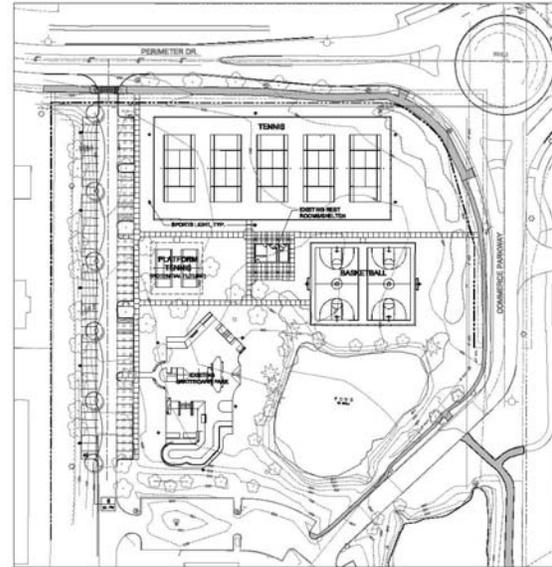
- Restroom/shelter
- Skateboard park and 5 sport lights, 50 feet high
- 35 pervious concrete parking spaces located on the east side of the access drive connecting to existing parking areas
- 5 parking lot lights, 20 feet high
- 6-foot concrete walks connecting the parking, restroom/shelter and skateboard park
- Landscaping
- Grading for future modifications



Details **Amended Final Development Plan**

Proposal

- Phase II-B: Justice Center Site
- 5 tennis courts with 10-foot sports barrier and 6 sport lights, 50 feet high
 - Potential for 2 platform tennis courts
 - 2 basketball courts with 8-foot sports barrier and two sport court lights, 50 feet high
 - 40 additional parking spaces on the west side of the access drive
 - 6-foot concrete walks connecting Commerce Parkway, basketball and tennis courts to the paths proposed in phase II-A
 - Landscaping
 - Demolition of the existing skate park, basketball and tennis courts



Parking

The Code does not outline a parking requirement for outdoor recreational facilities. The Coffman Park site includes 80 parking spaces and the Justice Center site, after completion of all phases, includes an additional 75 parking spaces.

Phase II-A:
 In addition to daily users of Coffman Park, the proposed 80 parking spaces will provide parking for community events such as the Irish Festival as well as future improvements to Coffman Park.

The 35 parking spaces along the east side of the drive aisle on the Justice Center site are proposed to be pervious pavement. These parking spaces will serve the skateboard park and future park improvements.

Phase II-B:
 The 40 additional parking spaces along the west side of the drive aisle will serve the skateboard park, and tennis and basketball courts.

Details	Amended Final Development Plan
Landscaping, Buffering, and Lighting	<p><i>Phase II-A</i></p> <p>The Coffman Park site includes nine parking lot lights proposed along the parking and access drives as well as a viburnum hedge to meet vehicular use area screening requirements for the parking area facing Commerce Parkway. The grade of the parking area will be lower than the elevation at Commerce Parkway and the semi-evergreen hedge will provide sufficient screening to meet these requirements. There is a diversity of trees proposed, however, Swamp Oak, Serviceberry and/or Gold Rush Dawn Redwood trees should be added to the north end of the parking area to add visual interest.</p> <p>There are a variety of trees proposed for the Justice Center site. There is existing vegetation along the west boundary and trees are proposed to provide appropriate screening of the parking area along the west side. The remaining five inches of tree replacement for the Justice Center addition will need to be located on this site. There are five parking lot lights proposed as well as five sport court lights surrounding the skateboard park. The sports lighting is proposed at 50 feet to provide ample lighting of the area.</p> <p>Section 153.149 (B)(5)(f) provides for a height exemption for lighting for sports facilities.</p> <p><i>Phase II-B</i></p> <p>Additional trees are proposed within the parking areas to meet Code requirements. Additional sport court lighting is proposed. Six 50-foot poles are proposed for the tennis courts as well as two 50-foot poles for the basketball courts. Planning is recommending a buffer be installed along Perimeter Drive to help soften the appearance of the proposed tennis courts. The buffer should include Sullivan Cypress, Bottle Brush Buckeye, Flowering Quince, Oakleaf Hydrangea, Serviceberry and/or Magnolias.</p>
Stormwater	This site will meet Stormwater Code Requirements as determined by Engineering.

Details **Amended Final Development Plan**

Setbacks Code requires a 23.75-foot setback along the west property line and a 5-foot setback along the east property line, both of which are met. There is a proposed minor text modification included with the Justice Center proposal to change the setback along SR161/US33 from 50 feet to 40 feet. The proposed tennis courts are located in the required 40-foot setback along Perimeter Drive Both the Community Plan and the Coffman Park Master Plan show sport courts located within this general area. The PUD development text requires the park to be developed as depicted in the Coffman Park Master Plan.

Community Plan



Coffman Park Master Plan



Analysis **Amended Final Development Plan**

Amended Final Development Plan Section 153.050 of the Zoning Code identifies criteria for the review and approval for an amended final development plan. Following is an analysis by Planning based on those criteria.

1. Consistency with the approved preliminary development plan. **Criterion met:** This proposal is consistent with the Community Plan and the Coffman Park Master Plan.

2. Traffic and pedestrian safety **Criterion met:** The proposal provides safe and adequate traffic and pedestrian circulation.

Analysis	Amended Final Development Plan
3. Adequate public services and open space	Criterion met: The proposal provides adequate public services and open space.
4. Protection of natural features and resources	Criterion met: The proposal does not impact the natural features or resources on the site.
5. Adequacy of lighting	Criterion met: The proposed lighting plan meets the code requirements.
6. Proposed signs are consistent with approved plans	Criterion met: No new signs are proposed.
7. Appropriate landscaping to enhance, buffer, and soften the building and site	Criterion met with conditions: All aspects of the proposal meet Code, except as noted in the report. The applicant should work with Planning to ensure that the remaining five inches of tree replacement for the Justice Center addition be located on the northern portion of the Justice Center site. Additional landscaping in the north end of the parking area on the Coffman Park site should be provided. The proposed tennis courts are located near the Perimeter Drive right-of-way and a landscape buffer should be installed with Phase II-B. Planning will also requires a revised landscape and lighting plan be submitted subject to Planning approval prior to building permits.
8. Compliant stormwater management	Criterion met: The proposal meets the requirements of the Code.
9. All phases (if applicable) comply with the previous criteria.	Criterion met: All phases meet the previous criteria.
10. Compliance with all other laws and regulations.	Criterion met: The proposal complies with all other known applicable local, state, and federal laws and regulations.

Recommendation Amended Final Development Plan

Approval

Based on Planning's analysis, the proposal meets the amended final development plan review criteria and the development character of the surrounding area. Planning recommends approval for this proposal with conditions.

Conditions

- 1) That the remaining five inches of tree replacement for the Justice Center addition be located on the northern portion of the Justice Center site;
- 2) That the applicant provide additional landscaping at the north end of the parking area on the Coffman Park site;
- 3) That a buffer along Perimeter Drive be installed with Phase II-B, and;
- 4) That a revised landscape and lighting plan be submitted subject to Planning approval prior to building permits.

AMENDED FINAL DEVELOPMENT PLAN REVIEW CRITERIA

Review Criteria

In accordance with Section 153.055(B) Plan Approval Criteria, the Code sets out the following criteria of approval for a final development plan:

- 1) The plan conforms in all pertinent respects to the approved preliminary development plan provided, however, that the Planning and Zoning Commission may authorize plans as specified in §153.053(E)(4);
- 2) Adequate provision is made for safe and efficient pedestrian and vehicular circulation within the site and to adjacent property;
- 3) The development has adequate public services and open spaces;
- 4) The development preserves and is sensitive to the natural characteristics of the site in a manner that complies with the applicable regulations set forth in this Code;
- 5) The development provides adequate lighting for safe and convenient use of the streets, walkways, driveways, and parking areas without unnecessarily spilling or emitting light onto adjacent properties or the general vicinity;
- 6) The proposed signs, as indicated on the submitted sign plan, will be coordinated within the Planned Unit Development and with adjacent development; are of an appropriate size, scale, and design in relationship with the principal building, site, and surroundings; and are located so as to maintain safe and orderly pedestrian and vehicular circulation;
- 7) The landscape plan will adequately enhance the principal building and site; maintain existing trees to the extent possible; buffer adjacent incompatible uses; break up large expanses of pavement with natural material; and provide appropriate plant materials for the buildings, site, and climate;
- 8) Adequate provision is made for storm drainage within and through the site feeding into regional stormwater basin which complies with the applicable regulations in this Code and any other design criteria established by the City or any other governmental entity which may have jurisdiction over such matters;
- 9) If the project is to be carried out in progressive stages, each stage shall be so planned that the foregoing conditions are complied with at the completion of each stage; and
- 10) The Commission believes the project to be in compliance with all other local, state, and federal laws and regulations.