

**Dublin Jerome High School
Planned Unit Development (P.U.D.)
Development Standards**

August 28, 2001

Revised: October 31, 2001

1.01 Description

The Dublin Jerome High School Planned Unit Development (P.U.D.) will allow for an institutional/school use providing educational facilities, open space, sports practice fields, athletic complexes with spectator facilities, and parking. The project is located generally to the north east of the intersection of Hyland-Croy Road and Mitchell-Dewitt Road. The total size of the project is approximately 92.25 acres. Phase I of the school building and related facilities will have a design capacity for approximately 1,200 students (\pm 260,000 square feet). Phase I will include the construction of a 750 seat auditorium and a 1,600 seat gymnasium. Phase II will allow for expansion of the school to a design capacity of approximately 1,800 students (\pm 350,000 square feet) which may vary as needed. This text will provide development standards for the initial phase of the project as well as all subsequent phases (See Exhibit "C"). Exhibits included with this text include:

- Exhibit "A"---Existing Zoning and Vicinity Plan
- Exhibit "B"---Existing Conditions Plan
- Exhibit "C"---Schematic Site Plan
- Exhibit "D"---Tree Survey
- Exhibit "E"---Proposed Site Utilities Plan

The multiple and intertwined program elements were the overall driving force behind the project's site design. The siting of the school structure, parking, multiple sports fields, and athletic complexes were undertaken to minimize the impact of the school complex upon the existing and future developments adjacent to the site. For example, the Athletic Complex will be a producer of noise and light; however, by siting in the area adjacent to the golf course to the east and utilizing the existing mature woods as a buffer to the north the potential off-site impacts are greatly reduced. Additionally, the school building and parking were sited in order to reduce the impact of increased traffic at the intersection of Hyland - Croy Road and Mitchell - Dewitt Road. With a majority of the traffic coming from the east on Mitchell - Dewitt Road, the main parking area is located prior to the intersection. This simple design consideration, allowing for the increased traffic to exit the road prior to reaching the intersection, greatly reduces the potential for congestion.

11/1

11/5

NOV 01 2001
01-09507/z
C. ...

1.02 Permitted Uses

The permitted uses for the site include:

- 1.) Public school offering general educational courses, functions associated therewith, and having no rooms regularly used for housing or sleeping of students.
- 2.) Athletic practice fields and open space for exterior activities.
- 3.) Athletic complex (i.e. football and track), sports stadiums (including baseball and softball), sports fields, tennis courts, and miscellaneous bleachers for the purpose of hosting spectators of sporting events and public gatherings. The athletic complex shall be located in the area approximately defined by the wooded area to the northern area of the site and the golf course to the east. This complex may need to encroach into the wooded area.
- 4.) Freestanding Concessions and Restroom facilities.

1.03 Setback Length and Height Requirements:

- 1.) Pavement setback along Hyland - Croy Road shall be 80' from the proposed right-of-way.
- 2.) Building setback along Hyland - Croy Road shall be 160' from the proposed right-of-way.
- 3.) Pavement setback along Mitchell - Dewitt Road shall be 80' from the proposed right-of-way.
- 4.) Building setback along Mitchell - Dewitt Road shall be 160' from the proposed right-of-way.
- 5.) At any interior property line adjacent to any existing or proposed single family residentially zoned property the building setback shall be 250' and the pavement setback shall be 75'. Dugout structures for Softball and Baseball Stadiums may be located within the 250' building setbacks.
- 6.) All other building and pavement setbacks shall be 50' from the property line.
- 7.) Maximum primary building height shall be 55'. The maximum building height will be measured to the top of the roof.
- 8.) Maximum height of the Concessions Building shall be 30'

- 9.) Maximum Athletic Complex press box/bleacher height 55'.
- 10.) The home plates of the softball stadium and other softball fields shall be placed a minimum of 270' from the east property line.

1.04 Building Capacities

- 1.) Phase I school building: Design capacity 1,200 students
- 2.) Phase II school building: Design capacity 1,800 students
- 3.) Auditorium: Design Capacity 750 seats (\pm 10,000 square feet)
- 4.) Gymnasium: Design Capacity 1,600 seats (\pm 11,000 square feet)
- 5.) Athletic Complex: Phase 1...Home side bleachers 2,223
Phase 2...Home side bleachers add 2,575
Total Home side bleachers 4,798
Visitor side bleachers 808

1.05 Traffic, Circulation, and Parking:

- 1.) Future right-of-ways for Hyland-Croy Road and Mitchell-Dewitt Road per the City of Dublin Thoroughfare Plan will be 80' (40' either side of the existing centerline.) Thus the Dublin City Schools will dedicate 40' of right-of-way to the City of Dublin.
- 2.) Ingress and egress shall be provided from both Hyland -Croy Road and Mitchell -Dewitt Road .
- 3.) The curb cuts on Hyland -Croy Road and Mitchell -Dewitt Road shall be located at least 700 feet from the intersection.
- 4.) The minimum number of parking spaces provided for the proposed high school shall be based on analysis of existing parking conditions of Dublin Scioto High School and Dublin Coffman High School.

Phase I (total parking proposed)

Paved Student parking.....	520 spaces (+/- 50 spaces)
Paved Faculty parking.....	160 spaces (+/- 50 spaces)
Unpaved Overflow parking.....	<u>480 spaces</u> (+/- 50 spaces)
	1160 spaces (+/- 150 spaces)

Phase II (total parking proposed)

Student parking.....	790 spaces (+/- 50 spaces)
Faculty parking.....	240 spaces (+/- 50 spaces)
Overflow parking.....	<u>480 spaces</u> (+/- 50 spaces)
	1510 spaces (+/- 150 spaces)

- 5.) If the building and related facilities expand beyond Phase II design capacity parking shall be provided per City of Dublin Zoning Code Sections 153.200 through 153.212.
- 6.) All parking lots shall be screened from the public right-of-way.
- 7.) Unpaved overflow parking for special events shall occur within the area defined by the practice fields possibly located to the west of the athletic complex (approximately 480 spaces).
- 8.) Left turn lanes shall be provided at each of the points of ingress on both Hyland - Croy Road (2) and Mitchell - Dewitt Road (2). Deceleration lanes shall be provided at the east curb cut to any parking lots' furthest east entrance on Mitchell-Dewitt Road and at the south curb cut to any parking lot on Hyland-Croy Road.

1.06 Landscaping, Open Space, and Pedestrian Paths:

- 1.) Unless otherwise specified in this text, all landscaping shall comply with the City of Dublin Zoning Code Sections 153.130 through 153.146.
- 2.) A tree preservation plan for the site shall be submitted with a final development plan. The plan shall provide standards for site development including utility placement, minimum preservation areas, and protection methods for the preservation of trees to be maintained.
- 3.) Within the 75' pavement setback adjacent to single family residential uses a landscape buffer shall be established. Grading shall be minimized during construction along this setback to preserve the existing tree row(s). Gaps within the existing tree row shall be infilled with a combination of deciduous trees and shrubs. Athletic playing fields, chain link fencing, and elements associated with the athletic field shall be permitted within this landscape buffer. The back of the bleachers at the athletic complex that might face a property line directly adjacent to the complex shall be screened with evergreen plant material. The baseball stadium and softball stadium scoreboards shall be screened from views from the east with evergreen plant material.
- 4.) An eight-foot bike path shall be installed along the east-side of Hyland -Croy Road and along the north side of Mitchell - Dewitt Road.
- 5.) Deciduous Street Trees shall not be installed in the standard regimented fashion along Hyland -Croy Road and Mitchell - Dewitt Road as per the city of Dublin Zoning Code

Section 153.138. However, the quantity of street trees that would have been required shall be incorporated in the 'Wow' frontage treatment along both roads. This quantity shall be calculated and documented on the Final Development Plan Sheets.

- 6.) The storm water management system requires a dry basin (detention pond) along Mitchell – Dewitt Road. This basin will be buffered from views from the road by establishing a mixed ornamental tree and deciduous shrub edge between the bike path and the basin itself.
- 7.) The "WOW" street frontage treatment is developed along the guide lines of the Agricultural Character Standards. It will consist of dense pockets of trees, open spaces, indigenous / prairie vegetation and wild flowers and orchard like plantings of ornamental flowering trees. The City of Dublin has approved funding this portion of the project to an amount of \$160,000.
- 8.) The applicant may seek a tree replacement waiver regarding the replacement of trees. The large number of exterior program elements and site/space constraints required that elements be closely spaced utilizing minimum separation distances. Even though great care was taken to preserve trees during the layout of the site, it will be necessary to impact a section of the wooded area on the northern portion of the site. Due to the nature of the project, several factors prohibit the total replacement of the removed trees on site. First, school sites and yards should remain as open as possible for safety of the students and security purposes. Additionally, the grounds surrounding the school building are primarily athletic and practice fields which require open areas free from obstructions such as low hanging tree branches and vegetative debris. Monetary compensation for tree removal is not possible due to project budgetary constraints. All provisions of the landscape code will be complied with should a waiver not be granted.

1.07 Fences/Walls

- 1.) Chain-link fencing shall be allowed when used in conjunction with sports and recreation venues. Any additional need for fencing not here specified shall comply with Dublin Code Section 153.078 – 153.083.
 - Maximum baseball and softball backstop height 18'
 - Fencing around sports stadiums and the athletic complex maximum height 10'
 - Fencing for tennis courts maximum height 14'
 - Discus Cage maximum height 12'
- 2.) Fabric windscreens shall be installed at the tennis courts, softball stadium, and baseball stadium. The windscreens shall be dark green in color.

- 3.) The school building's mechanical and loading area shall be screened by a 12' (height) masonry wall to match the building materials.
- 4.) Should any additional barrier between the baseball and softball facilities and the residential development to the east become necessary a ball netting can be installed. This will consist of a netting material similar to that used along golf courses. It will be to a maximum height of 18' and will be black in color. The netting will be suspended between non painted wooded poles and will only be installed in areas immediately adjacent to the ball field(s) in question.

1.08 Signage and Graphics:

- 1.) Unless otherwise specified in this section of this text, all signage and graphics shall comply with the City of Dublin Zoning Code Sections 153.150 through 153.164.
- 2.) There shall be one primary identification sign near the intersection of Hyland - Croy Road and Mitchell - Dewitt Road. Approximate size: 6' height and 8' wide.
- 3.) Scoreboards shall be oriented towards the interior of the site and shall be permitted as follows:
 - (1) Baseball and (1) Softball with the maximum dimensions of:
250' square foot maximum (one side)
Maximum overall height 21'
 - (1) Football with the maximum dimensions of:
390' square foot maximum (one side)
Maximum overall height 28'
 - Scoreboards shall be permitted to feature a logo(s) if sponsored by an outside donor. Two logos shall be allowed totaling a maximum total of 12.5 square feet.

1.09 Lighting / Utilities

- 1.) Unless otherwise specified in this section of this text, all lighting shall comply with the City of Dublin Lighting Guidelines.
- 2.) All site lighting (excluding the athletic complex field lighting) shall be of the same type and style. All parking, pedestrian, bollards, and other exterior lighting shall be cut-off fixtures. Cut-off type landscaping, bollards and building up-lighting shall be allowed. All building illumination shall be from concealed sources.
- 3.) Light poles and standards shall be either dark brown or bronze in color.

- 4.) General parking lot and entry drive lighting shall have a maximum height of 28'
- 5.) Pedestrian Pathway lighting shall have a maximum mounting height of 15'
- 6.) Athletic Complex Poles maximum height 120'
- 7.) 180' poles will be allowed for athletic complex lights if installed to facilitate wireless technology (i.e. cell tower).
- 8.) No colored lights shall be permitted to illuminate the exterior of the building.
- 9.) Lighting will be designed and installed to minimize spillage onto adjacent streets and properties per the City of Dublin foot candle limitations standards.
- 10.) No sports facilities other than the Athletic Complex shall be lighted.
- 11.) The Athletic Complex lighting shall allow for alternate circuit switching which will provide for two or more levels of lighting establishing separate 'event' and 'maintenance' lighting levels.
- 12.) Lighting setback from interior property lines is 250' except at the athletic complex where it is 80'.
- 13.) The City of Dublin has approved funding the water and sanitary utilities along Brand Road to the site. These utilities will be extended along Brand Road, Mitchell-Dewitt and Hyland-Croy Roads by the developer of this site. The water service will be brought from approximately Townsend Road and the sanitary service from approximately Lombard Way. See Exhibit "E". The City of Dublin has approved funding of \$151,100 for water and sanitary improvements.
- 14.) The City of Dublin has approved City funding of \$134,000 for road improvements, representing a 50 percent partnership with the schools on the installation of left turn lanes into the site.

1.10 Architectural Standards

- 1.) All buildings and associated structures shall be consistent and harmonious in character and style. Final architectural drawings shall be submitted for approval in accordance with the process outlined in the Final Development Plan.
- 2.) The primary building material shall be brick masonry. Secondary materials shall be ground-faced CMU, E.I.F.S., glass, and metal. The primary building material (brick and masonry) shall comprise a minimum of 45 percent of a structure's combined facade square footage. A maximum of 35 percent of a structure's combined facade square footage shall be composed of a single secondary building material.

- 3.) Facade colors and materials on individual structures shall be coordinated to complement each other. Facade colors shall be muted. Red to brown brick and coordinating earth tone secondary materials will be used.
- 4.) The screening enclosure for the primary structure's mechanical and loading area shall be brick and masonry and consistent with those of the primary structure.
- 5.) Roof top mechanicals shall be screened per City of Dublin standards.
- 6.) All materials used in the future for additions or renovations to the primary building or secondary structures shall be consistent in type and color with the materials originally specified for the project.