

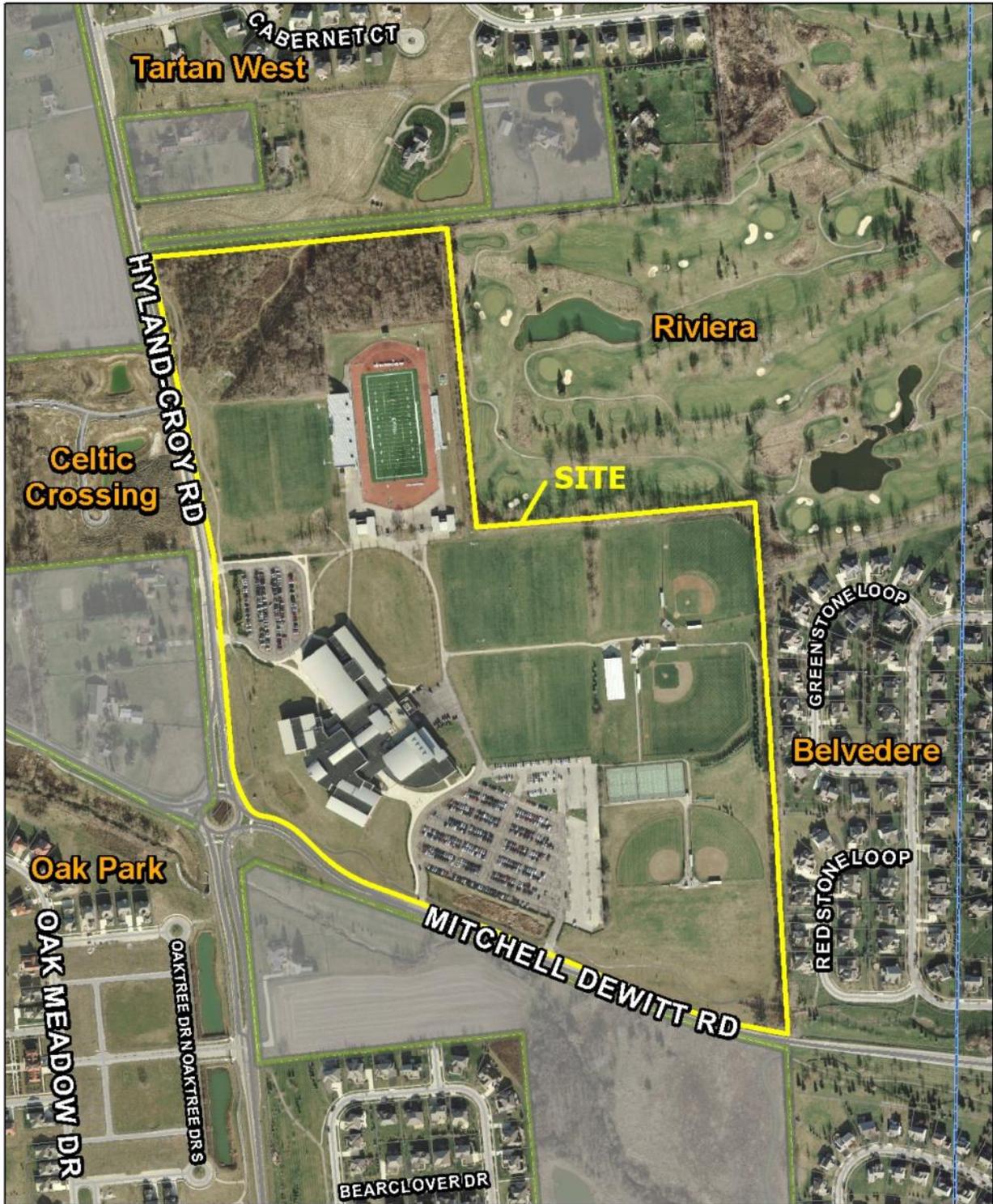
Planning Report

Thursday, July 9, 2015

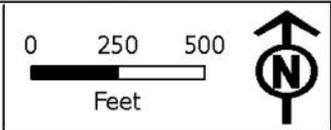
Jerome High School Portable Classroom Addition

Case Summary

Agenda Item	2
Case Number	15-041AFDP
Site Location	8300 Hyland Croy Road On the northeast side of existing Jerome High School.
Proposal	Proposal for an addition of 4 temporary portable classrooms.
Requests	Review and approval of an <u>amended final development plan</u> under the Planned District provisions of §153.050.
Owner/Applicant	Dublin City Schools, represented by Eric Baltzell, Garmann/Miller & Associates.
Case Manager	Gary P. Gunderman, Planning Manager (614) 410-4682 ggunderman@dublin.oh.us
Planning Recommendation	<u>Approval of Amended Final Development Plan</u> In Planning's analysis, the review criteria for the amended final development plan, as applicable, are met and approval of this proposal is recommended with one condition.
Condition	1) That the footing for the structures be modified as necessary to avoid existing underground utility lines, subject to approval by Engineering.



15-041AFDP
Amended Final Development Plan
Dublin Jerome High School - Modular Classrooms
8300 Hyland-Croy Road



Facts	
Site Area	Entire site is 87.61 acres; approximately 24,000 square feet are being impacted by this plan.
Zoning	PUD, Planned Unit Development District (Jerome High School)
Surrounding Zoning	<p>South: Jerome Township Zoning with one single family home and the Glacier Ridge Metro Park</p> <p>North: Large lot single-family residences zoned R, Rural District within the City of Dublin and to the northeast is vacant land as part of the approved Riviera, Planned Unit Development</p> <p>East: PUD, single family homes in the Belvedere subdivision</p> <p>West: Single-family lots in Jerome Township the Celtic Crossing PUD to the northwest to be developed with single-family homes</p>
Site Features	<ul style="list-style-type: none"> • L-shaped property with 470 feet of frontage along Brand Road and 1970 feet of frontage along Hyland Croy Road. • Access is provided by two driveways along each street. • A pedestrian access is also available to the east into the Belvedere subdivision. • The existing Jerome High School, with 846 parking spaces and athletic fields.
Background	<p>City Council approved Ordinance 123-01 on November 5, 2001, which rezoned the entire school site to a PUD. The approval of the rezoning allowed for the development of the High School and the Athletic facilities. Since the original final development plan was approved in 2001, several adjustments have taken place. In 2004, a new baseball field was added; in 2006, the football field scoreboard was modified; in 2008 mounding arrangements were adjusted; and in 2009, the parking lot was expanded. None of these previous modifications have a direct effect or connection with the temporary classrooms proposed in this project.</p>
Neighborhood Contact	As suggested by Planning, the applicant informed the adjacent homeowner association residents to the east and scheduled an open house to review the project, attendance was very low.

Details		Amended Final Development Plan
Proposal	<p>The Jerome High School PUD has developed over the last 14 years. Temporary structures of this type are permitted by the Zoning Code with a special permit for the duration of one year. The Dublin City School District anticipates a longer need for the temporary classrooms, which requires an amended final development plan in the case of a PUD. The proposal is for four modular units with two classrooms each for a total of eight additional classrooms to be on the site as long as they are needed.</p>	
Site Layout	<p>These units are proposed to the northeast of the building, within approximately 65 feet of the building. The units are proposed to the north and south of the main entrance to the rear of the school building to provide direct access to the school. Concrete paths are proposed for students and staff to access the main building. The area is currently lawn and will be covered decking, raised structures or existing paved area. No other changes are proposed for the school site. The proposal also has no additional lighting, signs, mechanical equipment other than those built into the units.</p>	
Proposed Modular Units	<p>The units proposed are typical modular mobile units measuring 23 feet by 64 feet, each with two classrooms. Wooden decking, stairs and a ramp are proposed for access to the units and to access the path to the main school building. The units will be constructed of plywood and will be beige to match the school trim.</p>	
Parking	<p>All parking requirements are met. No changes are proposed for parking.</p>	
Utilities	<p>The proposal does not require additional utilities or stormwater management. The applicant will be required to verify the proposed location of the footers at the building permit stage to avoid potential conflicts with existing utilities.</p>	

Analysis		Amended Final Development Plan
Amended Final Development Plan	<p>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.</p>	

Analysis	Amended Final Development Plan
1. <i>Consistency with the approved preliminary development plan.</i>	Criterion met: The applicant is requesting to add additional square footage to the facility for additional school purposes consistent with the approved preliminary development plan.
2. <i>Traffic and pedestrian safety</i>	Criterion met: No changes to the previous approved traffic layout are proposed. Access to the classrooms is by a walkway from the principal school building.
3. <i>Adequate public services and open space</i> Condition	Criteria met with condition: No additional public services or open space are required as part of this application. The applicant should ensure the proposed footing for the modular structures are modified as necessary to avoid existing underground utility lines.
4. <i>Protection of natural features and resources</i>	Criteria met: No natural features are being disturbed as a result of this project.
5. <i>Adequacy of lighting</i>	Criteria met: No exterior lighting is proposed.
6. <i>Proposed signs are consistent with approved plans</i>	Criteria met: Not applicable.
7. <i>Appropriate landscaping to enhance, buffer, and soften the building and site</i>	Criteria met: No landscaping is proposed or required for this temporary facility.
8. <i>Compliant stormwater management</i>	Criteria met: The project complies with City stormwater regulations.
9. <i>All phases (if applicable) comply with the previous criteria.</i>	Criteria met: Not applicable.
10. <i>Compliance with all other laws and regulations.</i>	Criterion met: The proposal complies with all other known applicable local, state, and federal laws and regulations including providing handicap accessible parking throughout various portions of the site.

Recommendation	Amended Final Development Plan
Approval	In Planning's analysis, the proposal complies with the amended final development plan. Planning recommends approval of this request with one condition.
Condition	1) That the footing for the structures be modified as necessary to avoid existing underground utility lines, subject to approval by Engineering.

REVIEW CRITERIA

AMENDED FINAL DEVELOPMENT PLAN

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, 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 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.