

# Planning Report

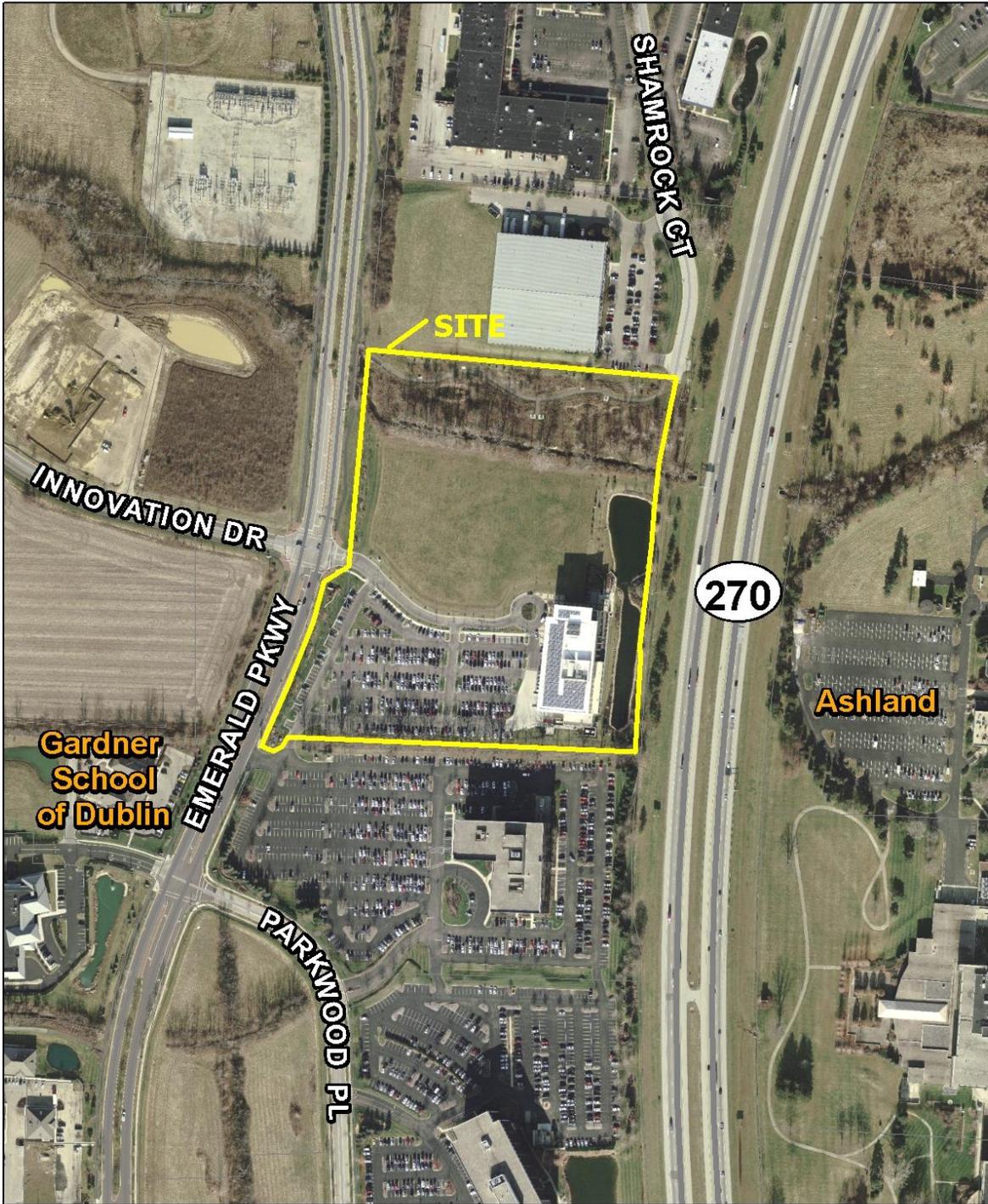
Thursday, September 3, 2015

**Tuttle Crossing Extension PUD**  
**IGS Energy**  
**6100 Emerald Parkway**

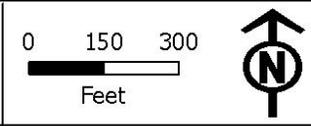
## Case Summary

Agenda Item	1
Case Number	15-073AFDP
Proposal:	A parking lot expansion to include an additional 70 parking spaces with associated site improvements for the IGS Energy building.
Request:	Review and approval of an <u>amended final development plan</u> under the provisions of Zoning Code Section 153.050.
Site Location	6100 Emerald Parkway Southeast corner of the intersection of Emerald Parkway and Innovation Drive.
Applicant	Cory Wolfe, EMH&T
Case Manager	Jennifer M. Rauch, AICP, Senior Planner   (614) 410-4690   <a href="mailto:jrauch@dublin.oh.us">jrauch@dublin.oh.us</a>
Planning Recommendation	<u>Approval of Amended Final Development Plan</u> Based on Planning's analysis, the review criteria for the amended final development plan and the development text requirements are met. Approval of this proposal with seven conditions is recommended. <ol style="list-style-type: none"><li>1) The plans be revised to indicate the correct pavement setback of 30 feet on Emerald Parkway.</li><li>2) The applicant should work with Planning and Engineering to include additional sidewalk connections to the sidewalk located on the south side of the drive aisle.</li><li>3) The proposed light fixtures should match the existing in height, type and color.</li><li>4) The applicant will need to ensure the improvements comply with the stormwater management requirements during building permit review.</li><li>5) The applicant ensure the height of the mound located along Emerald Parkway adequately screens the proposed parking area, or additional mounding and plant material may need to be installed.</li></ol>

- 6) The northern end of the parking area should be screened adjacent to the park with evergreen or deciduous shrubs.
- 7) The applicant should work with Planning to soften the appearance of the existing hot box adjacent to the proposed parking area with additional plant material.



15-073AFDP  
Amended Final Development Plan  
IGS Energy - Parking Expansion  
6100 Emerald Parkway



<b>Facts</b>	
Site Area	15.21 acres and contains one building totaling 104,419 square feet.
Zoning	PUD, Planned Unit Development, Tuttle Crossing Extension
Surrounding Zoning And Uses	<p>North: Zoned TF, Technology Flex District and contains Safety Solutions building.</p> <p>South: Qwest office building, zoned PCD, as part of the Thomas Kohler plan.</p> <p>East: Interstate-270</p> <p>West: Undeveloped land zoned TF, Technology Flex District and SO, Suburban Office and Institutional District</p>
Site Features	<ul style="list-style-type: none"> <li>• A four-story office building located in the southeastern portion of the site.</li> <li>• Surface parking located west of the building along Emerald Parkway frontage.</li> <li>• Substantial tree row along the southern property line and along Cosgray Creek on the northern edge of the site.</li> <li>• Northern third of the site is within the FEMA designated floodplain for Cosgray Creek.</li> </ul>
Background	<ul style="list-style-type: none"> <li>• Rezoning/Preliminary development plan: City Council approval on June 16, 2008 to permit two buildings with site improvements and park.</li> <li>• Final development plan: Planning and Zoning Commission approved the first building with site improvements as Phase One on August 7, 2008.</li> <li>• Final development plan: Planning and Zoning Commission approved IGS Park on September 20, 2012.</li> </ul>

<b>Details</b>	<b>Amended Final Development Plan</b>
Site Overview	The approved preliminary development plan provided for the construction of two, multistory office buildings and associated site improvements in two phases. The current site conditions reflect the construction of Phase One, including a four-story corporate office building with underground parking in the southeastern portion of the site and a x-space parking lot in front of the building to the west, south of main entrance drive.
Proposal	The proposal includes the expansion of the parking lot to include an additional 70 parking spaces on the north side of the main entrance drive.
Parking	The site contains 451 parking spaces constructed in conjunction with Phase One, which exceed the text for the required number of spaces of 409. The applicant is proposing to construct an additional 70 parking spaces on the northern side of the main entrance drive and along the northwestern

<b>Details</b>	<b>Amended Final Development Plan</b>
	<p>portion of Emerald Parkway. The internal drive aisle aligns with the drive aisle on the south side of the main entrance drive and with the traffic circle adjacent to the building. The proposed spaces are in excess of the parking requirements for Phase One, but are needed to accommodate the building users, according to the applicant. The location of the proposed additional parking spaces matches the approved preliminary development plan for Phase Two in terms of parking location. The parking space dimensions and drive aisle widths meet Code.</p>
Setbacks	<p>The development text requires a 30-foot setback for pavement along the Emerald Parkway and a 15-foot setback for pavement along the northern property line. The proposal meets the requirements; however, the plans indicate a 25-foot pavement setback on Emerald Parkway, which needs to be updated to reflect the required 30-foot setback.</p>
Sidewalk	<p>The site contains an internal sidewalk system leading from the building to the eight-foot asphalt bikepath that runs north and south on the east side of Emerald Parkway. The proposed plans indicate the addition of sidewalks along a portion of the proposed parking area. Planning and Engineering recommend the applicant provide connections to the sidewalks located on the south side of the drive aisle, to provide connectivity to the building and Emerald Parkway.</p>
Landscaping	<p>The development text requires a specified landscape treatment along Emerald Parkway, which was implemented with Phase One. The applicant will need to ensure the height of the mound adequately screens the proposed parking area, or additional mounding and plant material may need to be installed. Code requires the northern end of the parking area be screened adjacent to the park with evergreen or deciduous shrubs. Tree protection fencing will also need to be installed along the northern end of the proposed parking area if the area is disturbed adjacent to protected trees. The applicant should work with Planning to soften the appearance of the existing hot box adjacent to the proposed parking area with additional plant material. The existing trees located along the northern side of the drive aisle will remain and additional trees are proposed within the parking lot landscape islands to meet Code.</p>
Lighting	<p>The applicant has provided a lighting plan, which indicate the installation of seven new parking lot fixtures. The proposed fixtures should match the existing in height, type and color.</p>
Stormwater	<p>A retention basin is located on the eastern edge of the site along I-270 to accommodate stormwater for the site. The applicant will need to ensure the improvements comply with the stormwater management requirements during building permit review.</p>

<b>Analysis</b>	<b>Amended Final Development Plan</b>
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<b>Analysis</b>	<b>Amended Final Development Plan</b>
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.
<p>1. <i>Consistency with the approved preliminary development plan.</i> Condition 1</p>	<p><b>Criterion met with condition:</b> The proposed layout matches the approved preliminary development plan. The proposal meet the requirements; however, the plans indicate a 25-foot pavement setback on Emerald Parkway, which need to be updated to reflect the required 30-foot setback.</p>
<p>2. <i>Traffic and pedestrian safety</i> Condition 2</p>	<p><b>Criterion met with condition:</b> The proposed plans indicate the addition of sidewalks along a portion of the proposed parking area. The applicant should work with Planning and Engineering to include additional sidewalk connections to the sidewalk located on the south side of the drive aisle, to provide connectivity to the building and Emerald Parkway.</p>
<p>3. <i>Adequate public services and open space</i></p>	<p><b>Criterion met:</b> No additional public services or open space is required as part of this application.</p>
<p>4. <i>Protection of natural features and resources</i> Condition 3</p>	<p><b>Criterion met:</b> Tree protection fencing will need to be installed along the northern end of the proposed parking area if the area is disturbed adjacent to protected trees.</p>
<p>5. <i>Adequacy of lighting</i> Condition 3</p>	<p><b>Criterion met with condition:</b> The proposed light fixtures should match the existing in height, type and color.</p>
<p>6. <i>Proposed signs are consistent with approved plans</i></p>	<p><b>Criterion met:</b> No modifications are proposed.</p>
<p>7. <i>Appropriate landscaping to enhance, buffer, and soften the building and site</i> Condition 5</p>	<p><b>Criterion met with conditions:</b> The existing trees located along the northern side of the drive aisle will remain and additional trees are proposed within the parking lot landscape islands to meet Code. The applicant will need to ensure the height of the mound located along Emerald Parkway adequately screens the proposed parking area, or additional mounding and plant material may need to be installed. The northern end of the parking area should be screened adjacent to the park with evergreen or deciduous shrubs. The applicant should work with Planning to soften the appearance of the existing hot box adjacent to the proposed parking area with additional plant material.</p>

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<i>8. Compliant stormwater management</i>	<b>Criterion met with conditions:</b> The applicant will need to ensure the improvements comply with the stormwater management requirements during building permit review.
<i>9. All phases (if applicable) comply with the previous criteria.</i>	<b>Criterion met.</b> The proposed improvements match the approved preliminary development plan.
<i>10. Compliance with all other laws and regulations.</i>	<b>Criterion met:</b> The proposal complies with all other known applicable local, state, and federal laws and regulations.

<b>Recommendation</b>	<b>Amended Final Development Plan</b>
Approval	In Planning’s analysis, the proposal complies with the amended final development plan criteria and the development text. Planning recommends approval of this request with seven conditions.
Conditions	<ol style="list-style-type: none"> <li>1) The plans be revised to indicate the correct pavement setback of 30 feet on Emerald Parkway.</li> <li>2) The applicant should work with Planning and Engineering to include additional sidewalk connections to the sidewalk located on the south side of the drive aisle.</li> <li>3) The proposed light fixtures should match the existing in height, type and color.</li> <li>4) The applicant will need to ensure the improvements comply with the stormwater management requirements during building permit review.</li> <li>5) The applicant ensure the height of the mound located along Emerald Parkway adequately screens the proposed parking area, or additional mounding and plant material may need to be installed.</li> <li>6) The northern end of the parking area should be screened adjacent to the park with evergreen or deciduous shrubs.</li> <li>7) The applicant should work with Planning to soften the appearance of the existing hot box adjacent to the proposed parking area with additional plant material.</li> </ol>

## 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, 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 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.