



December 22, 2015

# Minor Project Review

## 15-121MPR – BSD Office

### Wendy's Headquarters

### Basketball Court

This is a proposal for site improvements to install an outdoor recreational area to an existing office building located west of Shamrock Boulevard and north of W. Dublin-Granville Road. This is a request for review and approval of a Minor Project Review under the provisions of Zoning Code Section 153.066(G).

#### **Date of Application Acceptance**

Friday, December 4, 2015

#### **Date ART Determination**

Tuesday, December 22, 2015

#### **Case Managers**

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## **PART I: APPLICATION OVERVIEW**

<i>Zoning District</i>	BSD Office District
<i>Review Type</i>	Minor Project Review
<i>Development Proposal</i>	Basketball court and associated site improvements
<i>Property Address</i>	1 Dave Thomas Boulevard
<i>Applicant</i>	Kevin Noble, BHDP Architecture
<i>Case Manager</i>	Logan Stang, Planner I   614.410.4652 or <a href="mailto:lstang@dublin.oh.us">lstang@dublin.oh.us</a> Claudia Husak, AICP, Senior Planner   614.410.4675 or <a href="mailto:chusak@dublin.oh.us">chusak@dublin.oh.us</a>

### **Application Review Procedure: Minor Project Review**

The purpose of this Minor Project Review is for the applicant to request approval of minor site modifications under BSD Code §153.066(G)(2)(e) and §153.066(G)(2)(f) signs, landscaping, parking and other site related improvements. Applications for Minor Project Review for minor site improvements are reviewed by and determined by the Administrative Review Team based on the criteria of Zoning Code §153.066(F)(3) Review Criteria for site plans.

### **Application Contents**

This is a request for approval of site improvements including the installation of a basketball court, sports barrier, seating area with two benches, and walkway around the fitness center. The improvements are focused on the northern side of the building near the fitness center and parking lot and will be visible from Shamrock Boulevard. The sports barrier will have one gate located on the west side, near the seating area, and will only be accessible by employee keycard. The applicant is not proposing any landscaping or lighting at this time.



The court is located on the east side of the fitness center, just north of the parking lot. The fitness center provides access on the west side, thus a path connecting to the court is proposed. The court is 66 feet wide by 102 feet deep with an 8 foot tall, black vinyl-coated fence around the entire perimeter. The court and path will be paved asphalt.

The installation of the site improvements will result in the removal of six trees that will be required to be relocated or replaced. The applicant is not proposing additional landscaping at this time, however, the applicant should work with staff to determine the best method for screening the court, prior to building permitting. The proposal does not include lighting for the court, however, the applicant has stated the need to install lighting in the future.

## **PART II: ADMINISTRATIVE REVIEW TEAM COMMENTS**

### **Planning & Building Standards**

No comments.

### **Engineering, Parks and Open Space, Fire, Police, Economic Development**

No comments.

## **PART III: APPLICABLE REVIEW STANDARDS**

The Administrative Review Team has reviewed this application based on the review criteria for Minor Projects, §153.066(F)(3) which include the following:

**(c) Meets Applicable Zoning Regulations**

*Criterion met with conditions.* The proposed improvement meets all applicable Site Development Standards regarding stormwater management, site design, and pedestrian connectivity. The applicant did not propose any additional landscaping or lighting for the court and will be required to meet with Staff to discuss the appropriate design and method for screening the basketball court and to minimize the impact of lighting for adjacent properties.

**(d) Safe and Efficient Circulation**

*Criterion met.* The proposal has provided clear paths for pedestrian travel and has approved upon the connectivity of the overall site by providing a new sidewalk connection.

**(h) Stormwater Management**

*Criterion met.* The applicant has provided sufficient measures to ensure that stormwater runoff is maintained and managed around the court.

**(j) Consistency with Bridge Street Corridor Vision Report, Community Plan and other Policy Documents**

*Criterion met.* The application allows for this site to develop consistent with the Thoroughfare and Community Plans.

**PART IV: PROPOSED ADMINISTRATIVE REVIEW TEAM DETERMINATION**

The Administrative Review team is recommending approval of this request for a Minor Project Review allowing for minor site improvements, with the following three conditions.

- 1) That the applicant work with Staff to determine the most suitable method and design for installing landscaping to screen the basketball court, prior to building permitting;
- 2) That the applicant relocate or replace all trees that will be removed during construction; and,
- 3) That the applicant work with Staff to determine the most appropriate method for installing lighting as to minimize the impact to adjacent properties.