

17-067FDP DUBLIN METRO DENTAL

Site Location

North of Metro Place North, approximately 450 west of the intersection with Upper Metro Place.

Proposal

A one-story, 13,000 square-foot building for a dental office and future tenant space.

Zoning

Planned Unit Development District, Waterford Village

Property Owner

AMSK Investments, Inc.

Applicant/Representative

Jeff Edwards, Kabil Associates

Applicable Land Use Regulations

Zoning Code Section 153.050

Staff Recommendation

Approval with four conditions.

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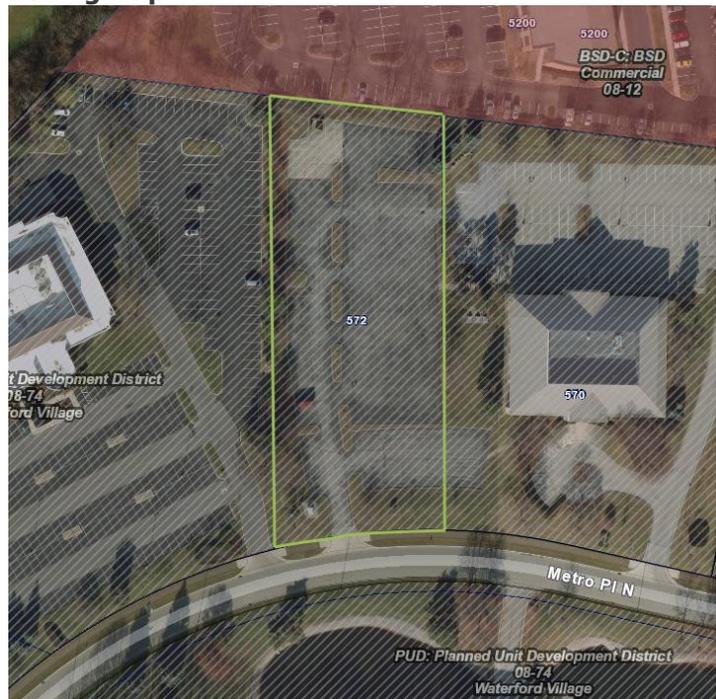
Case Manager

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Summary

The applicant is proposing the construction of a ±13,000-square-foot dental office with a future tenant space and associated site improvements. Text modifications for parking standards and side yard setbacks are requested.

Zoning Map

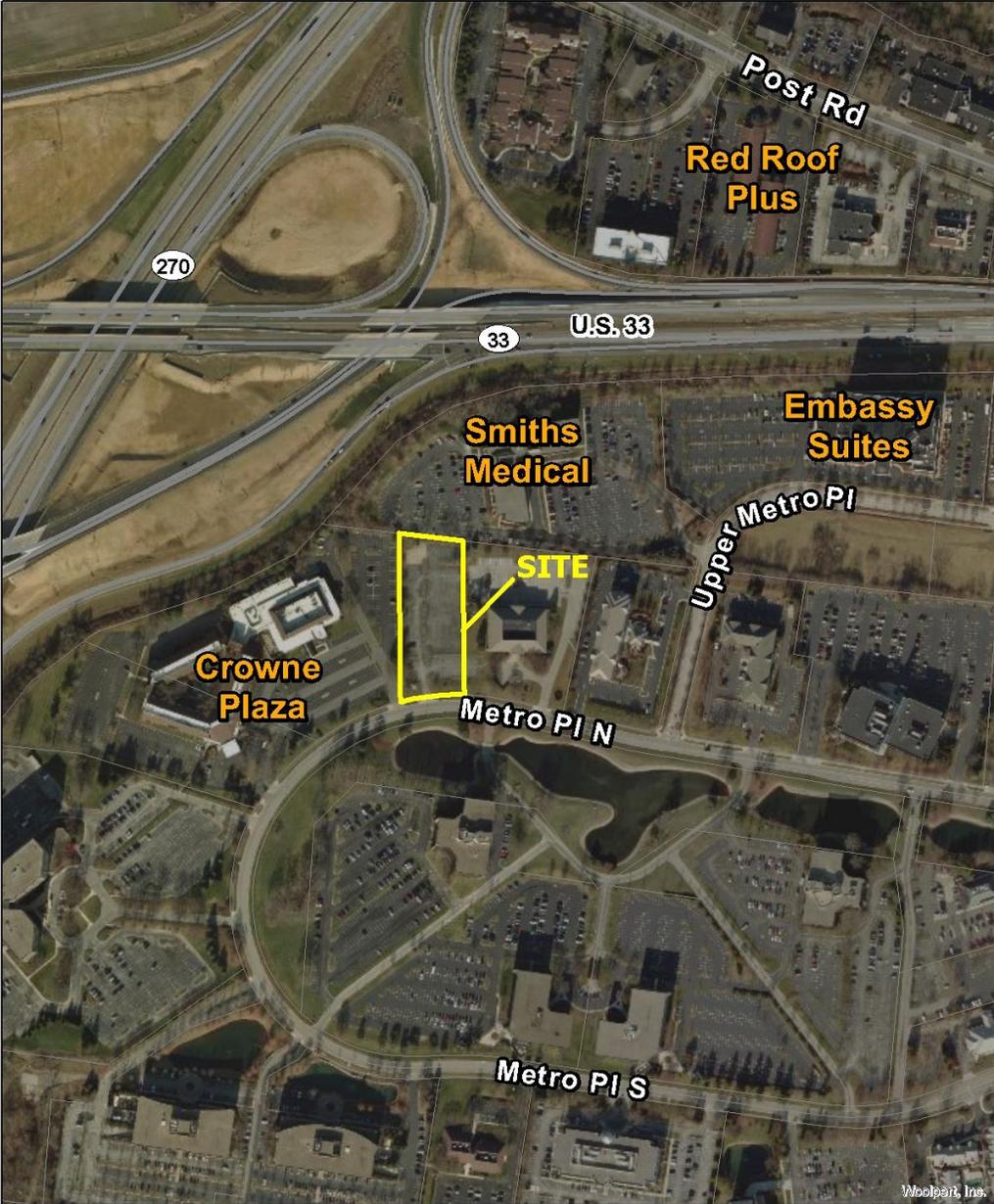


Next Steps

Upon approval the applicant will be eligible to file for necessary site and building permits for the construction of proposed development.

1. Context Map

The property is located north of Metro Place North, approximately 450 west of the intersection with Upper Metro Place.



 <p>City of Dublin</p>	<p>17-067FDP Final Development Plan Dublin Metro Dental 572 Metro Place North</p>	<p>0 150 300 Feet</p> 
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2. Overview

A. Background

The 1.67-acre lot was created through warranty deed recorded on June 26, 2012 as a split of Lot 2 of the MetroCenter Plat (recorded April 10, 1979), creating two separate parcels. Prior to the lot split, the existing parking lot served the building to the east. The lot split did not establish a parking agreement between the two lots and currently a portion of the parking and drive aisles cross lot lines.

The site is located within the Waterford Village Planned Unit Development District, which was zoned in 1974. No development text exists for this PUD and therefore, staff consults the most applicable Standard Zoning District for applicable zoning requirements regarding permitted uses, setback requirements, parking, signs and landscaping.

B. Site Characteristics

1) Natural Features

The site is rectangular in shape with 180 feet of frontage on Metro Place North and a length of approximately 400 feet. No buildings currently exist on the site. The site contains a parking lot, which previously served the adjacent office building to the east. Except for a small number of trees installed with the parking lot, there are not natural features on the site.

2) Historic and Cultural Facilities

There are no historic or cultural features on the site.

3) Surrounding Land Use and Development Character

- North: BSD-Commercial District, developed with an office building and associated parking lot
- East: PUD (Waterford Village), developed with an office building and associated parking lot
- South: PUD (Waterford Village), stormwater retention basins and office development as part of Metro Center
- West: PUD (Waterford Village), developed with the Crown Plaza hotel and banquet center

4) Road and Pedestrian Network

The site has frontage on Metro Place North and is served with a single ingress/egress access point. A shared-use path is located along the site frontage.

5) Utilities

The site is served by public utilities with water and sanitary provided along the north side of Metro Place North.

C. Proposal

1) Summary

The proposal is for the development of the site with a 13,000-square-foot, one-story office building located in the center of the site. Parking and drive aisles are proposed around the building. The proposal will remove existing cross access to the site to the east.

2) Site Layout

The proposal uses the existing access point off Metro Place North to serve the site. The building will be located on the center of the site setback approximately 125 feet from the road. Parking is primarily proposed to the south, west and north of the building with six parallel parking spaces proposed to the east. A total of 63 parking spaces are shown including three accessible spaces to the west. The proposal includes interior landscape islands at the building corners as well as landscaping to screen the vehicular use areas. A sign is proposed on the east side of the entry drive.

3) Setbacks

The required setbacks for the proposed building on this site are a 30-foot front setback, 53.5 feet for the side yards and 23.25 for the rear yard. The rear and side yard setbacks are determined by the height and length (side yard) or width (rear yard) of the building. Due to the long and narrow shape of the parcel, the building design is equally long and narrow. As shown, the building location maintains a rear yard of 102 feet and side yards of a minimum of 49 feet.

The applicant is requesting to modify the development text to require a side yard setback of 49 feet. Due to the narrowness of the site and providing adequate traffic circulation, Staff supports this minimal reduction of the required side yard setback. The required front and rear yard setbacks are met.

4) Architecture

As discussed above, there is no development text for Waterford Village and therefore no architectural requirements applicable to this site. The applicant is proposing 21-foot tall building for a dental office and future tenant space. Materials include a warm tan colored brick veneer in a light hue and beige limestone accents at the entrances. Glass is proposed on the entry areas, which are designed to add height and interest to the architecture at the corners of the building. The two-story main entrance vestibule will delineate the main entrance for the building which will face the eastern property line. A standing seam metal roof is proposed on the front entrance, corner towers, and rear dormer with dimensional asphalt shingles on the remaining roof area. A large dormer along the east elevation will mimic the front entrance detail. The top cornice of the entrance, towers, and dormer is proposed to be EIFS in "red rock." A variety of roof heights will help break the mass of the structure.

5) Landscaping and Screening

Code requires interior landscaping be provided within the vehicular use area as well as screening of the area. Plantings proposed along the perimeter include boxwood, inkberry and other shrubs with shade and ornamental trees throughout the site. Landscape islands are proposed at the corners of the building and the entrance to the site. Staff is recommending that the applicant add an additional parking lot island in the northern portion of the site as well as defining a more consistent planting pattern throughout the site.

Code also requires protected trees removed during construction be replaced on an inch-for-inch basis. The applicant will be required to provide a tree survey and replace trees as required by Code.

A generator and mechanical units are proposed along the west of the proposed building and landscaping is proposed for screening.

6) Parking

Code requires parking for office use at one space per 250 square feet and one space per 200 square feet for medical office. This building requires 64 parking spaces if occupied with medical offices and 51 parking spaces if occupied with standard office uses. The applicant is assuming the building will be occupied with medical offices. The plans incorrectly state that 63 parking spaces are required and indicate 63 parking spaces provided on site. Due to the existing narrow lot configuration and required width of drive aisles, the applicant is not likely able to add the additional required parking space and is therefore requesting to modify the parking requirement to general office instead of medical office. If approved, the required number of parking spaces will be 51 and 63 spaces will be provided.

The proposed operations note that approximately six patients could be seen at one time with a maximum of 12 staff members. The proposal to allow a reduced parking rate for medical office is consistent with other similar previously approved requests, and staff supports the lower parking rate. The text modification will be limited to this parcel.

The small parking area on the parcel to the east will remain although no access to this parking area will be included from this site. The applicant has reached out to the owner of the adjacent parcel in an effort to remove this parking area, but has been unsuccessful. The applicant is proposing shrub plantings between the new parking area and the side property line to delineate the property line and restrict access to the adjoining site. The applicant should continue to work with staff and the adjacent property owner to remove the pavement.

7) Access and Circulation

The site is narrow with the width being ± 170 -feet, creating a challenge for site layout and development, particularly with access and circulation. The applicant has worked with staff and the Washington Township Fire on the proposed site layout to ensure all Code requirements for access and circulation have been met. A 13-foot, one-way drive aisle is proposed along the western property boundary and 22-foot, two-way drive aisles to the front, rear, and east side of the site. An auto-turn exhibit

was reviewed to the satisfaction of the Fire Marshall and the applicant will install on-site directional signs to ensure proper traffic movement throughout the site. Pedestrian access to the public right-of-way is proposed through a ramp from the front of the building and a marked crossing to the eastern edge of the property to access a sidewalk that will connect to the existing shared-use path.

8) Signs

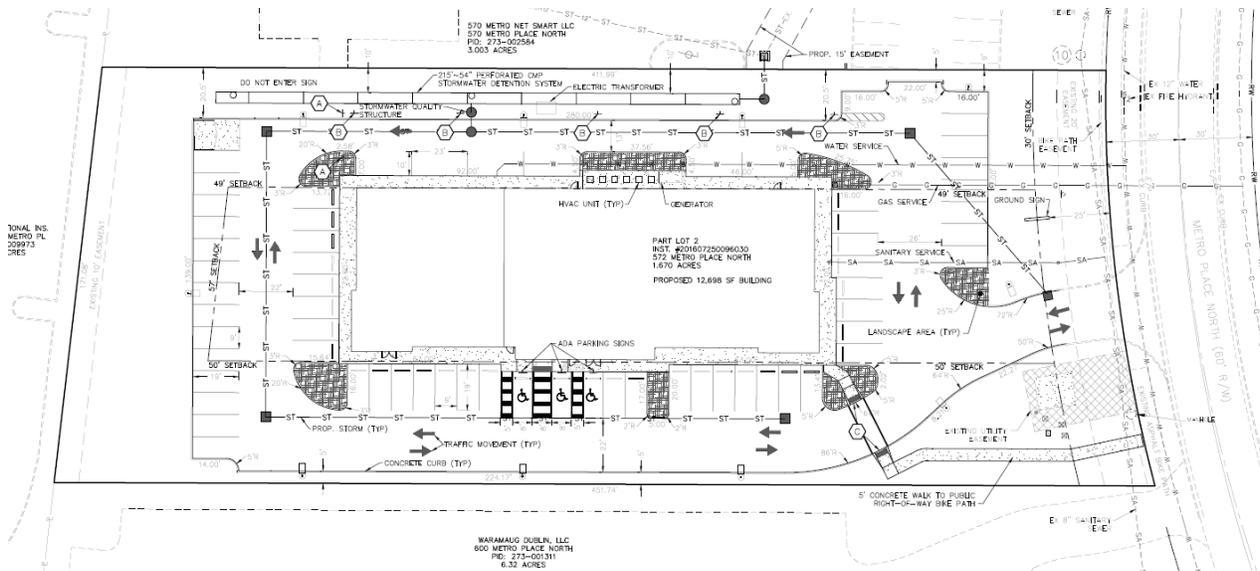
A ground sign is proposed at the site entrance to the east of the existing driveway. The applicant has proposed a brick base with flanking stone columns. The sign face would be stucco with raised lettering and ground lighting. The two tenant panels will be designed to meet Code requirements. The size is proposed at 50 square feet and will meet the required setback of eight feet from the right-of-way. The sign is proposed at a height of nine feet. As proposed, the sign meets Code requirements.

9) Stormwater Management

Stormwater management for the development consists of an underground detention system in conjunction with an underground stormwater quality structure located along the east side of the proposed parking lot, which will outlet into an existing catch basin on the adjacent parcel to the east. A proposed storm easement will be established between the applicant and the adjacent property owner to the east in order for this development to discharge their site runoff through the adjacent storm sewer system and to maintain existing drainage patterns. Calculations submitted have demonstrated compliance with stormwater requirements as defined in Chapter 53.

3. Site Plan

The applicant is proposing a ±13,000 square-foot building on an existing 1.67-acre lot in Metro Center.



4. Criteria Analysis

The proposed use is compatible with the existing medical office uses within the surrounding area and Planning supports the following minor modifications to the development text:

To modify the development text to allow for the proposed medical office building, in Waterford Village PUD, to be parked at the general office rate of one parking space per 250 square feet of.

To modify the development text to allow for the west side yard building setback to be 49-feet and the east side yard building setback to be 50-feet.

A. Minor Development Text Modification [§153.053(E)(2)(b)]

The applicant is requesting to modify the development text to revise the required side yard setback to 49 feet and to allow the parking requirement at one space per 250 square feet of gross floor area for the proposed building at 572 Metro Place North.

1) Determination that code compliance is not needed for consistency with Community Plan and compatible with existing or planned adjacent development.

Criteria Met. The proposed project meets the Community Plan by providing office space for the parcel. Adjacent sites are fully developed and reduced parking ratios have been granted for other sites within Metro Center. Additionally, the proposed setback modification is minimal and compatible with the development pattern of adjacent sites.

2) Does not significantly alter the list of permitted or conditional uses or increase of density.

Criteria Met. The proposed modification for parking and setbacks does not change the uses or increase the permitted density within the zoning district.

3) Results in a development of equivalent or higher value.

Criteria Met. The decreased setback will allow a building with a gabled roof that is in scale and character with the surrounding development. The parking rate is consistent with other similar previously approved requests.

4) Principles of §153.052(B) are achieved.

Criteria Met. The proposed text modifications will allow the project to meet the intent of the general development criteria including arrangement, landscaping, screening and buffering, and other applicable standards.

5) No adverse impact upon the surrounding properties.

Criteria Met. The adjacent lots have been developed and adequate setbacks will be provided between the existing buildings and this proposal.

B. Final Development Plan Analysis [§153.055(B)]

- 1) The proposal is consistent with the approved preliminary development plan.**
Criteria Met with Text Modification and Condition. The proposal is consistent with the preliminary development plan except as altered with the requested text modification. The applicant should continue to work with staff and the adjacent property owner to address the future of the pavement on the adjacent parcel.
- 2) Adequate provision is made for safe and efficient pedestrian and vehicular circulation within the site and adjacent property.**
Criteria Met. The proposed traffic movement pattern has been reviewed to the satisfaction of Washington Township Fire Department in regards to fire access. Pedestrian access to the public right-of-way has been reviewed by Building Standards and meets applicable Code requirements.
- 3) The development has adequate public services and open space.**
Criteria Met. Sanitary and water service connections will be made to the existing sanitary sewer and waterline along the north side of Metro Place North. Open space is not required for this proposal.
- 4) Protection of natural features and resources.**
Criteria Not Applicable. There are no natural features or resources on site.
- 5) Adequacy of lighting.**
Criteria Met with Condition. A photometric plan will be required for compliance with lighting requirements.
- 6) Proposed signs are consistent with approved plans.**
Criteria Met. The proposed sign meet the applicable zoning code regulations.
- 7) Appropriate landscaping to enhance, buffer, and soften the building and site.**
Criteria Met with Condition. The application does not include information regarding tree removal and the applicant will have to replace any removed protected tree per Code. Additional landscaping can be accommodated in the northern portion of the site to soften the site and building.
- 8) Compliant stormwater management**
Criteria Met. Calculations submitted demonstrates the stormwater management proposed for the site is compliant with stormwater management requirements as defined in Chapter 53.
- 9) All phases comply with the previous criteria.**
Criteria Not Applicable. The project is not proposed to be phased.
- 10) Compliance with all other laws and regulations.**
Criteria Met. The proposed project meets the Community Plan and other applicable laws and regulations.

5. Recommendation

Minor Text Modification

This requested modifications comply with the applicable criteria and therefore **Approval** is recommended to:

- 1) Revise the required side yard setback to 49 feet.
- 2) Allow the parking requirement at one space per 250 square feet of gross floor area for the proposed building at 572 Metro Place North.

Final Development Plan

This proposal complies with the final development plan criteria and therefore **Approval** of this request is recommended with four conditions:

- 1) That the applicant continue to work with staff and the adjacent property owner to address the future of the pavement on the adjacent parcel;
- 2) That the applicant continue to work with staff to update the landscaping plan;
- 3) That the applicant pay a tree replacement fee for any outstanding caliper inches prior to filing for building permits; and,
- 4) That the applicant provide a photometric plan meeting Code requirements with the building permit submittal.