



PLANNING REPORT

Planning and Zoning Commission

Thursday, February 2, 2023

DUBLIN SCIOTO HIGH SCHOOL – OUTBUILDINGS 22-164AFDP

www.dublinohiousa.gov/pzc/22-164/

Case Summary

Address	4000 Hard Road
Proposal	Construction of three athletic outbuildings behind an existing high school.
Request	Review and approval of an Amended Final Development Plan (AFDP) under the provisions of Zoning Code Section 153.066.
Zoning	PUD: Planned Unit Development - Northeast Quad
Planning Recommendation	<u>Approval of Amended Final Development Plan with Conditions.</u>
Next Steps	Upon approval of the AFDP, the applicant may file for building permits through Building Standards.
Applicant	Steve Turckes, Perkins+Will Jeff Stark, Dublin City Schools
Case Manager	Taylor Mullinax, Planner I (614) 410-4632 tmullinax@dublin.oh.us

Site Location Map

22-164AFDP | Dublin Scioto High School



Site Features

- 1 Existing High School
- 2 Proposed batting facility
- 3 Proposed softball building
- 4 Proposed baseball building



1. Overview

Site Background

The 65.25-acre site is located approximately 520 feet northwest of the intersection of Hard Rd and Emerald Parkway. The site is zoned Planned Unit Development District (PUD), Northeast Quad, and is located within Subarea 10. The site is home of the Dublin Scioto High School and contains the existing school, parking, a stadium, various athletic fields, all accessible via Hard Road.

Case History

March 1997:

PZC approved the addition of a weight/wrestling room, storage room, and additional stadium seating.

April 1996:

PZC approved a 62-space parking lot addition and a reduction of a required screening along the eastern edge of the student parking lot.

March 1995:

PZC approved a Revised Final Development Plan (FDP) including a concession/restroom building, ticket booth, storage building, athletic building, expansion of bleacher seating, paving, fencing, and landscaping.

September 1993:

PZC approved of an architectural palette for the Northeast Quadrant.

March 1993:

PZC approved an FDP for the 228,000 SF Dublin Scioto High School with recreational playing fields.

June 1990:

Council approved Ordinance 76-89 to rezone a property from R-1 and R-12 to PUD: Northeast Quad, Subarea 10.

Process

The PZC is the final reviewing body for the AFDP. The development process is generally a three step process with an additional fourth step if amendments to an FDP are required. PZC reviews and approves these amendments.

- 1) Concept Plan (CP)
- 2) Preliminary Development Plan (PDP)/Rezoning
- 3) Final Development Plan (FDP)
- 4) *Amended Final Development Plan (AFDP)*

2. Community Plan & Zoning Code

At the time of rezoning to a PUD, a development text is established which sets forth the minimum zoning requirements. The AFDP is required to comply with these requirements except in cases where minor modifications to the development are approved by the Commission due to

further design development. This request conforms to both the Community Plan and the Zoning Code.

3. Project

Project Summary

The applicant is proposing to construct three athletic outbuildings behind the existing high school including: replacement of an existing building at the baseball field with a new 843 SF baseball concession and scorers’ building, and two new buildings including a 538 SF softball field concessions and scorers’ building and a 8,652 SF multi-use batting facility. Additionally, minor site improvements are proposed immediately around the buildings including new or replaced pavement areas, landscaping, and bleacher relocation. The development text permits uses and structures such as athletic fields and associated athletic outbuildings.

Lot Coverage, Setbacks

The development text defines required setbacks, and lot coverage defers to the Zoning Code which are described in the table below. Both setbacks and lot coverage are met. The applicant shows the required setbacks on the plans and the proposed buildings within these requirements without noting each building’s setback.

	Front	Side Yard, East	Side Yard, West	Rear Yard, North	Lot Coverage
Required	50’ (max 35’ structure height)	50’	150’ (all structures and parking); 50’ (athletic fields)	50’ (max 35’ structure height); 50’ (pavement)	45% maximum of total lot area
Proposed	All setbacks are met				26.6%

Impervious Pavement

The applicant is proposing to replace existing asphalt near the proposed athletic outbuildings, and proposing new asphalt near the batting and softball facilities. New pavement additions will allow existing bleachers to be relocated and provide access to the new buildings. Existing pavement under existing bleachers at the softball field will remain. The lot coverage continues to be met and staff has no concerns with the proposed improvements. The table below further describes the breakdown of new and replacement asphalt.

	Mixed-Use Batting Facility	Softball Concession/Scorers Board	Baseball Concession/Scorers Board
Replacement Asphalt	1,426 SF	578 SF	889 SF
New Asphalt	1,183 SF	1,016 SF	N/A

Multi-Use Batting Facility

The 8,652 SF, one-story, multi-use batting facility is proposed to be located immediately southwest of the football stadium (home side) to service both the baseball and softball fields. The facility includes approximately 5,996 SF of batting cages for indoor hitting practice with the remainder of the space dedicated to storage for the softball and baseball fields and restroom

facilities. Within Subarea 10 of the development text, there is not a required maximum height for structures, however buildings in excess of 35-feet require PZC approval. The height of the facility is approximately 31 feet, thus meeting this requirement.

Architecture & Materials

The development text requires buildings to coordinate with the school and other surrounding structures by the use of color, materials, and/or details. The architecture of the batting facility takes visual cues from the adjacent outbuildings south of the football stadium and proposes materials that match, and are compatible with, the existing Scioto High School.

Proposed materials include Belden brick walls with a stone base and starter course. The applicant has experienced maintenance issues with the existing split-faced CMU stone on other outbuildings and is proposing a cast stone with a starter course of natural stone in lieu of the existing material due to product discoloration and wicking. Staff supports this material change.

Additional materials include American Building's Locseam standing seam metal roof, fascia, gutters, and downspouts in a Fox Gray color, and Morin extruded aluminum panels and trim in a Fox Gray color. The building has Steelcraft hollow metal man doors on the north and east elevations, and Overhead Door insulated garage doors painted Fox Gray on the north, east, and west elevations, which will provide ventilation during use. The east elevation incorporates a large "S" for the Scioto High School using a dark brick variation identified as "brick color B." Staff is supportive of all proposed materials.

Staff is recommending a condition of approval to allow administrative approval of material changes to incorporate substantially similar replacements, if necessary, based on bidding, pricing, and availability during the contract process.

Landscaping

Landscaping is required to meet the Dublin Landscape Code, Chapter 1187, as stated in the development text. The Code requires new tree plantings and the preservation of existing trees for new building additions and expansions. For institutional uses, tree plantings equal to one inch in tree caliper is required for every 1,500 SF of building ground coverage.

The construction of the multi-use batting facility will remove two existing maple trees. The total caliper inches to be removed is 14-inches, and they will be replaced with four Swamp White Oak and two Tulip trees for a total of 15 caliper inches. An additional two Tulip trees and one Swamp White Oak tree will be added to meet ground coverage tree requirements. Other existing trees within the construction limits will be protected as noted on the plans. The applicant is proposing a generous variety of shrub plantings at various heights at the building foundation to provide visual interest along the facades.

All landscape requirements are met. The existing conditions and demolition plan notes details on the proposed removal of two trees. Staff is recommending a condition of approval that the landscape plan is revised to show existing trees to be removed prior to building permitting.

Softball Concessions & Scorers' Building

The 538 SF, one-story, softball concession and scorers' building is proposed to be located behind the home plate of the softball field, immediately east of the football stadium. The

building will contain concessions, a changing room, and a scoring area. Within Subarea 10 of the development text, there is not a required maximum height for structures; however, buildings in excess of 35-feet require PZC approval. The height of this building is approximately 19 feet.

Architecture & Materials

Like the batting facility, the proposed architecture of the softball building takes visual cues from the adjacent outbuildings and proposes the same compatible materials.

Proposed materials include Belden brick walls with a stone base and starter course; Morin standing seam metal roof, metal cladding, fascia, canopy, gutters; and downspouts in a Fox Gray color. The same custom cast stone with a natural stone starter course, in lieu of the existing CMU material, is again proposed for maintenance reasons.

The building contains Steelcraft hollow metal man doors on the south elevations and an Overhead Door stainless steel rolling counter door along the west elevation to service the concession stand. A cantilevered metal canopy extends over the concession ordering window. Viracon Low E insulated clear glazing within EFCO clear anodized storefront framing is proposed along the north elevation. Spandrel glass is proposed for two window panels to screen utilities. As mentioned previously, Staff is supportive of the proposed materials, and the same recommended condition of approval regarding material changes would apply.

Baseball Concessions & Scorers' Building

The 843 SF, two-story, baseball concession and scorers' building is proposed to be located behind the home plate of the baseball field, immediately west of the football stadium. The building will contain concessions and a changing room on the first floor and a scoring area on the second floor. The height of this building is 25 feet, thus meeting not needing PZC approval, per the development text.

Architecture & Materials

Like the batting and softball facilities, the proposed architecture of the baseball building takes visual cues from the adjacent outbuildings and proposes the same materials which are compatible with the existing Scioto High School.

Proposed materials include Belden brick walls with a stone base and starter course; Morin standing seam metal roof, metal cladding, fascia, canopy, gutters; and downspouts in a Fox Gray color. The same custom cast stone with a natural stone starter course is proposed for maintenance reasons.

The building uses Steelcraft hollow metal man doors on the south and west elevations and an Overhead Door stainless steel rolling counter door along the east elevation to service the concession stand. A cantilevered metal canopy extends over the concession ordering window. Viracon Low E insulated clear glazing within EFCO clear anodized storefront framing is proposed along the north and west elevations.

Lighting

The development text requires external wall-mounted lighting to be full cut off fixtures, dark in color, and similar type and style as approved for the Scioto High School and surrounding

outbuildings in Subarea 10. All light fixtures are required to be setback 300 feet along the western property line. Lastly, the Zoning Code requires lighting uniformity throughout a site to provide an average range from 1-3 footcandles or not exceeding 4:1 average to minimum light levels.

All proposed external light fixtures for the three athletic outbuildings meet the development text and Code requirements. The applicant is proposing two types of Lumark wall lighting fixtures from Cooper Lighting Solutions for all three buildings. Staff supports the lighting plan.

Utilities

Sanitary and Water

The site is served by an 18-inch public sanitary sewer and a 12-inch public water main line along the south side of Hard Road.

Stormwater Management

Existing stormwater management for the site consists of a network of storm sewer and drainage structures that drain into a retention basin located south of the existing high school building along Hard Road. The proposed batting facility will drain into a proposed underground storage system located just south of the new facility and to the north of the high school. The applicant will need to continue to work with Engineering to demonstrate stormwater management compliance in accordance with Chapter 53 of the City of Dublin Code of Ordinances, per a recommended condition of approval.

4. Plan Review

Amended Final Development Plan

Criteria	Review
1. The plan conforms in all pertinent aspects to the approved Preliminary Development Plan.	Criteria Met with Conditions: The proposed development is consistent with the PDP. Staff is recommending a condition of approval to allow administrative approval of material changes to incorporate substantially similar replacements, if necessary, based on bidding, pricing, and availability during the contract process.
2. Adequate provision is made for safe and efficient pedestrian and vehicular circulations within the site and to the adjacent property.	Criteria Met: The proposed development continues to provide safe and efficient pedestrian circulation throughout the site. Vehicular use areas will not be modified with this request.
3. The development has adequate public services and open spaces.	Criteria Met: Public service needs continue to be met. Proposed athletic outbuilding additions will replace existing buildings or are new additions to existing athletic fields and

Criteria	Review
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 the Code.	<p>continue to meet requirements. Adequate on-site open space remains.</p> <p>Criteria Met: Natural features, most existing trees, and landscaping will be preserved during construction of the three outbuildings. Two existing trees are within the construction limits of the batting facility and are proposed to be removed and replaced. Replacement requirements within the Landscape Code are met.</p>
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.	<p>Criteria Met: The development is proposing full cutoff, wall-mounted light fixtures on each of the athletic outbuildings. Proposed fixtures meet the lighting requirements established in the Code and are compatible with existing lighting for the Scioto High School.</p>
6. The proposed signs are coordinated within the PUD and with adjacent development.	<p>Not Applicable: No signs are proposed with this request.</p>
7. The landscape plan will adequately enhance the principle building and site; maintain the 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.	<p>Criteria Met with Conditions: The proposed landscape plan meets the development text and Landscape Code requirements. Existing trees will be preserved to the greatest extent except the two noted trees at the batting facility. The applicant is providing the necessary tree replacements and a variety of shrub plantings at the building’s foundation. The softball and baseball buildings are located at athletic fields where foundation plantings would not thrive.</p> <p>Staff is recommending a condition of approval that the landscape plan is revised to show existing trees to be removed prior to building permitting.</p>
8. Adequate provision is made for storm drainage within and through the site which complies with the applicable regulations in the Code and any other design criteria established by the City or any other government entity which may have jurisdiction over such matters.	<p>Criteria Met with Conditions: The site provides existing stormwater management and drainage. A condition of approval is proposed that the applicant continue to work with Engineering to demonstrate stormwater management compliance.</p>

Criteria	Review
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.	Not Applicable: The proposed development will not be implemented in phases.
10. The proposed development is compliant with other laws and regulations.	Criteria met: The proposal meets all other applicable laws and regulations.

Planning Recommendation: Approval of the Amended Final Development Plan with conditions:

- 1) That any required changes to building materials that are substantially similar be administratively approved by Staff prior to building permitting;
- 2) That the landscape plan is revised to show existing trees to be removed prior to building permitting; and
- 3) That the applicant continues to work with Engineering at building permitting to demonstrate stormwater management compliance in accordance with Chapter 53 of the City of Dublin Code of Ordinances.