



PLANNING REPORT

Administrative Review Team

Thursday, February 9, 2023

DARREE FIELDS RESTROOMS & CONCESSIONS BUILDING AND PLAZA 22-158WID-DP

<https://dublinohiousa.gov/art/22-158/>

Case Summary

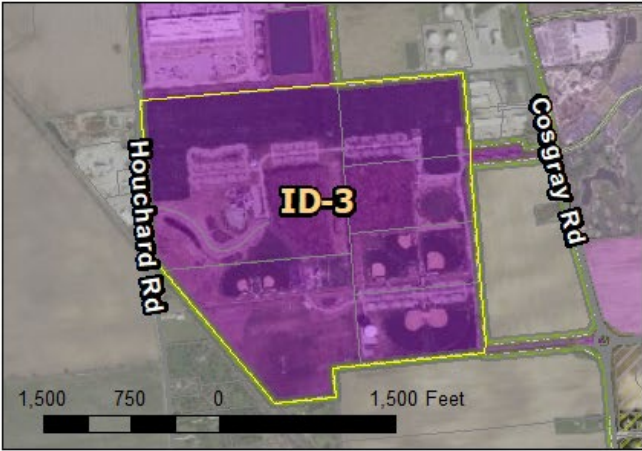
Address	6259 Cosgray Road
Proposal	Construction of a new restrooms and concession building, plaza and associated landscaping at Darree Fields.
Request	Review and approval for a Development Plan under the provisions of Zoning Code §153.042(D).
Zoning	ID-3: Research Assembly District
Planning Recommendation	<u>Approval of a Development Plan</u> Planning recommends approval with no conditions.
Next Steps	Upon approval of the Development Plan, the applicant may file for building permits through Building Standards.
Applicant	Seizan Lindstrom, MSA Design
Planning Consultant/ Case Manager	Dan Phillabaum, AICP, RLA Principal • Landplan Studios, LLC (614) 567-2000 dan@landplanstudios.com Taylor Mullinax, Planner I (614) 410-4632 tmullinax@dublin.oh.us

Site Location Map

22-158WID-DP | Darree Fields Buildings



- Site Features**
- ① Conrail Railroad Tracks
 - ② South Fork Indian Run
 - ③ Existing Parking Lot
 - ④ Proposed Building & Plaza
 - ⑤ Proposed Stream Riparian Corridor Enhancement Area



1. Background

Site Background

The 30.7-acre site is zoned ID-3, Research Assembly District and is located northwest of the intersection of Cosgray Road and Shier Rings Road and southeast of the intersection of Houchard Road and the Conrail railroad tracks. It is the southwesternmost parcel within the ±151.5-acre Darree Fields athletic complex.

Case History

In 2012, the ART approved the addition of a 400-square-foot storage addition to the Miracle League restroom building and adjacent to the Miracle League Playground.

In 2005, a two-phased expansion of Darree Fields was authorized by the City. Phase 1 included the construction of the Miracle League ballfield, and an adjacent parking lot to the east. Phase 2 included the Miracle League restroom building (constructed circa 2006), and the access drive to the new Miracle League parking lot from the south, parking lots and two ball fields to the south just north of the South Fork of the Indian Run (constructed circa 2008).

In 2003 the City authorized the Darree Fields Parking Lot Expansion Project for the construction of the 350 space lot serving the seven parking lots in the northwest portion of Darree Fields that were constructed in 2002.

In 2002, the City authorized the purchase of 31.049 acre parcel on Houchard Road for the expansion of Darree Fields parkland and the future extension of Shier-Rings Road.

In 2001, the City authorized the Darree Fields expansion project for the construction of the seven soccer fields and associated parking lots in the northwest corner of the park.

In 1998, the City authorized the Darree Fields Phase IV Project, which consisted of boardwalks and mulch paths through a wooded area in the eastern portion of the park.

In 1998, the City authorized the Cosgray Road Park Sanitary Sewer Connection (Darree Fields) consisting of pump stations and sanitary force mains to serve existing restrooms at Cosgray Road Park (Darree Fields)

In 1998, the City authorized the purchase of the 157-acre site at Cosgray Road and Shier Rings Road for a proposed soccer stadium.

Process

The West Innovation District (WID) is similar to the Bridge Street District in that it was implemented to allow for flexibility in design and to expedite review procedures within a specific area of the City. ART approval is required for all components of the proposed Development Plan.

The ART can approve Administrative Departures, which are procedures that allow flexibility to permit minor deviation from the Zoning Code under atypical conditions and do not alter the permitted uses. Administrative Departures operate similar to Waiver requests in the Bridge Street District and can range from adjusted building setbacks to a change in permissible

building materials. The Planning and Zoning Commission (PZC) reviews Development Plan applications when an Administrative Departure is denied approval by the ART, or when portions of a Development Plan fail to meet the requirements of the WID, which is considered a Site Plan per the WID Code.

2. Community Plan and Zoning Code

The WID is a Special Area Plan within the Community Plan with zoning requirements that establish four distinct zoning districts intended to implement the City’s vision and goals in creating the Economic Advancement Zone (EAZ) as a critical component of the Central Ohio Innovation Corridor.

Community Plan--Thoroughfare Plan

The property upon which the park building is proposed was acquired for the expansion of Darree Fields parkland and the future extension of Shier-Rings Road between Cosgray and Houchard Road as identified in the Thoroughfare Plan. The Thoroughfare Plan illustrates the conceptual alignment of the roadway extension, further study at a later date will determine a detailed alignment.

Development Plan applications within the WID that meet all the requirements listed in Zoning Code §§153.036 – 153.042 are eligible for review and approval by the ART.

3. Project

Project Summary

The proposal is a request for the construction of a new single-story, 1,040-square-foot building in Darree Fields, an adjacent concrete plaza and associated landscaping. The building will include restrooms, a concessions counter, a utility room and two storage rooms.

The proposed restroom/concessions building and plaza are intended to serve two existing baseball fields located west of the existing community garden, Nando’s Dog Park, and two future soccer and/or cricket fields.



Existing Conditions and Demolition Plan.



Proposed Park Restroom & Concessions Building, Plaza and Landscaping

The building and plaza are to be constructed south of an existing diamond-shaped concrete pad located in-between the existing baseball field backstops. An existing storage shed, the existing concrete pad and portions of the sidewalks leading to the baseball fields and parking lot are to be removed to facilitate the construction of the new building. The sidewalk connections are to be re-established from the new plaza to the baseball fields and the parking lot to the east.

Lot Requirements

ID-3 Standard	Required	Provided	Met?
<i>Min. Lot Size</i>	3 acres	30.7 acres	Yes
<i>Min. Lot Width</i>	60 feet at the public R.O.W.	Lot is contiguous to other City-owned parcels which have approximately 102 feet of frontage along Cosgray Road	Yes
<i>Max. Lot Coverage</i>	70% Impervious	±3.8% Impervious	Yes
<i>Min. Front Setback</i>	Determined based on frontage type. For internal collectors (Cosgray Road) 35 foot based on frontage	±2,675 feet from Cosgray Road	Yes
<i>Min. Rear Setback</i>	Determined based on the height of the building.	±460 feet from the Conrail right-of-way	Yes
<i>Min. Side Setback</i>	Proposed building is 13'-4" in height. For buildings less than 17 feet in height, minimum rear and side setback is 30 ft.	±900 feet from the south property line. ±275 feet from the north property line.	Yes

Architectural Requirements

Architectural requirements in the ID-3 District anticipated larger footprint buildings planned for more intensive industrial and manufacturing activity. Darree Fields was developed prior to the creation of the EAZ Innovation District. When rezoned to ID-3, it was accommodated as a permitted use (Parks and Open Space) and the architectural character of structures in the park was well established. The architectural standards of the ID-3 District for large industrial buildings are incompatible in a park setting. Therefore, new structures should be complementary to the established architectural character of existing park structures.

Existing structures in Darree Fields have a rural, agrarian architectural character. They are single story structures clad with white board and batten siding with pitched standing seam metal roofs featuring decorative cupolas reminiscent of agricultural outbuildings. The buildings have deep overhangs on portions of the buildings supported by columns with decorative brackets to create sheltered, porch-like spaces.

The design and materials of the proposed restroom and concessions building is consistent with the existing Darree Fields park structures. It is comprised of white cementitious board and batten siding, white wood casement windows, a galvanized steel coiling overhead door at the concession counter. The hipped roof is clad with gray prefinished standing seam metal panels and topped with a decorative cupola matching the existing buildings. It features deep overhangs adjacent to the concession window and restroom entrances. The underside of the roof is clad with white beadboard, and columns with decorative brackets matching other park buildings support the north and east overhangs.



Perspective View from Northeast

Site Requirements

Parking and Site Circulation

Outdoor recreation areas require submittal of a parking plan detailing expected parking needs for approval by the ART. The existing parking lots located to the east serve the existing baseball fields which are associated with the proposed restroom and concession building. No additional parking is proposed. Two future soccer or cricket fields will also be served by the proposed restroom and concessions building, and a parking plan will be required when the fields are constructed to verify parking continues to be met, or if additional spaces are required.

Landscaping

The intent of the landscape requirements is to meet the objectives of the Zoning Code §§153.134 through 153.148 while targeting the specific design character recommended in the EAZ Plan, which calls for a formal landscape design in gathering areas.

Except for turfgrass, there is no existing landscaping in the area of the proposed project. Based on the scope of the proposal and location internal to the site, no landscaping is required in association with the project. The proposal will add landscaping around the plaza—three shade trees to the north and west, and hedges are proposed on the east and west sides of the plaza to direct pedestrian traffic to the sidewalks and assist in maintaining the turfgrass in this high traffic area. The proposed landscaping is consistent with the recommendation for formal landscape design in this public gathering space.

The City of Dublin Stream Riparian Corridor Enhancement Pilot Projects includes the South Fork Indian Run within Darree Fields. The proposed improvements focus on treating invasive species within the corridor and restoring forested cover. Landscaping is proposed along the north bank of the South Fork of the Indian Run in the area of the project consistent with the recommendations of the Pilot Project.

Site Lighting

Site lighting shall meet the requirements of §153.149. All outdoor recreational/sports facility lighting is exempt from the requirements of this section, provided the lighting complies to minimize the impact of light trespass and glare on all surrounding properties and public rights-

of-way. The proposed site lighting is limited to the park building. Full cut-off wall sconces are proposed on the west and south elevations of the building and recessed downlights within the roof overhang over adjacent to the north and east elevations. Based on the location of the proposed building within Darree Fields, there will be no light trespass or glare on surrounding non-park properties.

Engineering

Stormwater Management

For redevelopment sites less than one acre size that increase the impervious area by less than 2,000 square feet a feasibility assessment is required per the City of Dublin Stormwater Design Manual. The applicant has provided this feasibility assessment and proposes to treat and control the stormwater runoff associated with this development by directing runoff toward the South Fork Indian Run. Engineering agrees with the assessment and supports the proposed means of stormwater management.

To the east of the proposed stormwater outlet, the stream bank is proposed to be treated for invasive species and reforested with native shrubs and trees in accordance with the City of Dublin Stream Riparian Corridor Enhancement Pilot Projects recommendations.

4. Plan Review

Development Plan

Criteria	Review
1. All elements of the site shall be harmoniously and efficiently designed. The site shall not impede orderly development and shall allow for circulation that facilitates the provision of City services.	Criteria Met: The proposed development is a contributing amenity to the area and consistent with existing uses on the site.
2. Landscaping shall be preserved in its natural state wherever possible. Landscape buffers shall be provided to ensure uses are adequately buffered.	Criteria met: There is no existing natural landscaping present in the area of the proposed modifications. Native landscaping is to be added in the area along the South Fork Indian Run in association with this project.
3. Driveways are located to minimize conflict and do not adversely impact the surrounding street network. Safe, convenient vehicular and pedestrian circulation is provided.	Criteria met: The sidewalk connections between the parking lot and the new park building and plaza, and to the baseball fields are being maintained with this proposal. No additional vehicular circulation is proposed or required.

Reccommendation

Planning Recommendation: Approval of a Development Plan with no conditions.