



PLANNING REPORT

Planning & Zoning Commission

Thursday, September 21, 2023

EASE LOGISTICS – 6000 PERIMETER DR 23-046AFDP

www.dublinohiousa.gov/pzc/23-046

Case Summary

Address	6000 Perimeter Dr
Proposal	Exterior modifications to a building and associated site improvements on an existing site.
Request	Request for review and approval of an Amended Final Development Plan under the provisions of Zoning Code Section 153.055.
Zoning	Planned Commerce District (PCD) – Perimeter Center, Subarea C
Planning Recommendation	<u>Approval of the Amended Final Development Plan with conditions.</u>
Next Steps	Upon approval of the Amended Final Development Plan (AFDP), the applicant may file for Building Permits through Building Standards.
Applicant	Brian Winkler, Lincoln Construction Andrea Schmitt, Lincoln Construction Peter Coratola, Jr, EASE Logistics Abbi Failla, EASE Logistics Marinda Lloyd, EASE Logistics Lisa Canfield, WSA Studio
Case Managers	Taylor Mullinax, AICP, Planner I (614) 410-4632 tmullinax@dublin.oh.us

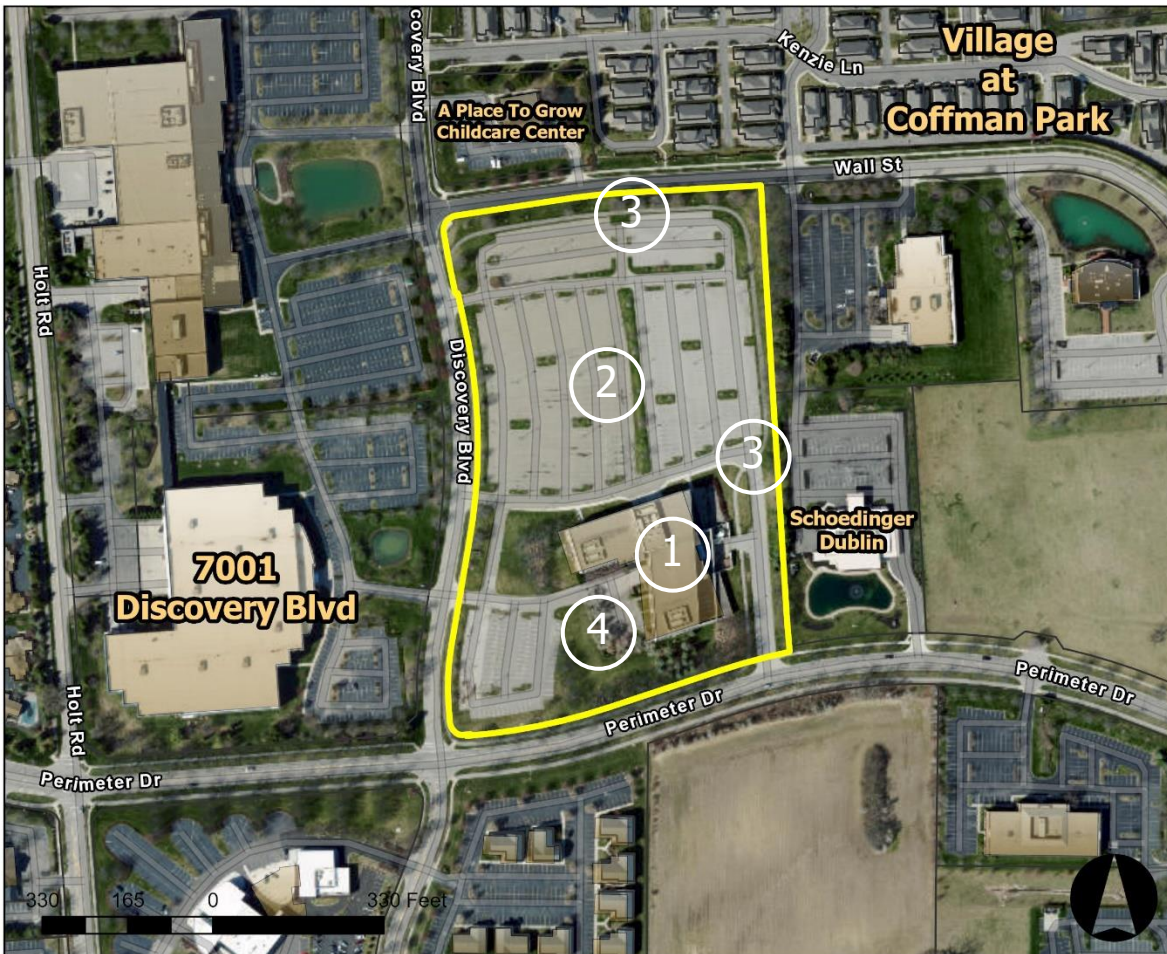
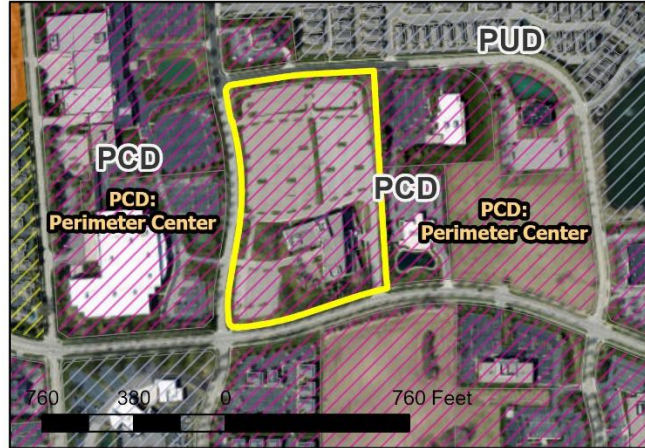
Site Location Map

23-046AFDP | EASE Logistics



Site Features

- 1 Existing building
- 2 Existing parking
- 3 Existing shared-use-path
- 4 Existing landscaping & courtyard



1. Background

Site Summary

The 13.53-acre site is located directly northeast of the intersection of Perimeter Drive and Discovery Boulevard. It is zoned Planned Commerce District (PCD), Perimeter Center and lies within Subarea C. The existing building is located in the southeast quadrant of the site, close to the Perimeter Drive frontage, with parking lots to the west and north. The main entrance is oriented to the southwest, facing Discovery Boulevard. The site contains four access points: one off of Perimeter Drive and three off of Discovery Boulevard with various internal drives connecting the northern and southern parking lots. The building and site are the global headquarters for EASE Logistics.

Site History

September 1988:

Council approved Ordinance 03-88 to rezone the property to PCD: Perimeter Center, Subarea C. Construction of the building followed after rezoning.

May 1987:

PZC approved a Conditional Use to permit the construction of this office building within the LI-Limited Industrial District. At the time, the site was standard-zoned and therefore did not have a Final Development Plan (FDP) go to PZC for approval.

Process

The PZC is the reviewing body for an AFDP. Development of a site is generally a three step process with an additional fourth step if amendments to an FDP are required.

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

2. City Plans and Policies

Future Land Use

The Community Plan identifies the Future Land Use as Standard Office/Institutional that includes areas with frontage along major collector streets with secondary visibility and access. Uses within this area tend to not exceed gross densities of 12,500 square feet per acre, unless otherwise permitted by the development text. The site is not located within any special area plans and conforms to the Community Plan.

Interim Land Use Principles

As Envision Dublin, the City's Community Plan update, is developed, City Council has adopted Interim Land Use Principles to guide development during this transition. The goal was to provide a clear policy document to supplement adopted plans and accepted planning practices in the interim. These principles are to be utilized similar to the recommendations of the Community Plan, as both are guiding policies and principles for the City. These policies were not established to supersede Zoning Code requirements. The proposed project aligns with all Interim Land Use Principles.

3. Project

Project Summary

This is a request for an AFDP for exterior improvements to an existing site and building and the construction of a 3,900-square-foot outdoor pavilion.

Use

The Development Text permits uses outlined in Dublin Zoning Code Sections 153.026: Suburban Office and Institutional District (SO); 153.034: Office, Laboratory, and Research District (OLR); and additional uses, including Administrative & Executive Offices. The applicant's use is consistent with these provisions.

Setbacks and Lot Coverage

The Development Text for PCD - Perimeter Center, Subarea C requires a 35-foot pavement setback and a 75-foot building setback along Perimeter Drive. Pavement and building setbacks for side and rear yards shall be 25 feet. The total ground covered by all buildings (excluding parking garages) shall not exceed 25 percent of the total lot area. Parking garages and buildings are required to cover no more than 75 percent of the total lot area.

The existing building coverage is 7.84 percent (46,434 square feet), and the proposed building coverage is 8.3 percent (49,129 square feet), which meets the 25 percent maximum building coverage of the total lot area. The proposed 64 percent total lot coverage remains the same and meets the maximum 75 percent of the total lot area. The total impervious lot coverage is improved and decreases from 379,024 square feet to 378,793 square feet.

Parking

The site contains two existing parking lots: a small lot adjacent to the main entry and a large lot located behind the building. The applicant has confirmed through email statements that existing parking will not be modified with this request; however, the site plan shows the conversion of several spaces into 8 ADA spaces. The parking requirements would be met under either scenario. Staff recommends as a condition of approval that the plans provided at permitting accurately reflect the applicant's intent related to parking.

Landscaping

The Development Text requires landscaping meet the City of Dublin Zoning Code provisions. The majority of the site's landscaping exists and generally meets Code requirements for property perimeter screen/buffer and vehicular use areas (VUA).

Existing conditions provide perimeter trees, mounding, and trees within VUA islands; however, eight trees are missing and will be replaced by the applicant to fulfill these requirements. Additionally, one Bradford Pear tree in fair condition is proposed to be removed near the construction limits of the pavilion and will be replaced with an Allegheny Serviceberry to avoid planting an invasive tree species but maintain similar bloom time, color, and foliage as nearby pear trees.

Updates to the existing employee patio northeast of the building are proposed. There are no Development Text or Code requirements for patio screening. The shrubs around the patio will be removed and replaced with new Techny Arborvitae plantings, and the mulched diagonal planting bed will be replaced with black and grey Mexican pebbles. Staff supports these

proposed modifications. Staff also recommends a condition of approval that all furniture specifications for this area be submitted to staff for review and approval prior to building permitting.

Building Modifications

The applicant is proposing the following building improvements:

- 3,900 SF pavilion addition
- A new CEO rooftop patio
- New canopies over the main and employee entrances
- New cantilevered covered entries at the main and employee entrances
- New paint: Sherwin Williams (SW)7068 Grizzle Gray for building, and existing roof coping in SW6678 Sunflower Yellow
- New garage doors and walk-up counter

Subarea C of the Development Text permits structures to be a maximum height of 65 feet and does not contain architecture and material requirements. Material details are approved by the PZC through the FDP or AFDP process. The surrounding buildings within the planned development are traditional in character and have a combination of traditional building materials including brick, stone, and split-faced block. The existing building is more contemporary in its design and contains existing modern materials, mostly off-white EIFS.

Pavilion Addition

The proposed 3,900-square-foot pavilion addition will be located within the existing courtyard adjacent to the main entrance. Three concrete squares will be removed from the courtyard and converted to grass, reducing the site's impervious area. The proposed pavilion addition is well below the maximum permitted height at 13.5 feet.

The pavilion is a steel structure partially enclosed by a decorative L-shaped screen wall. The wall is comprised of two materials: Pac-Clad Composite Metal Wall Panels that have a wood-look appearance, and a decorative black metal open-air partition. The pavilion ceiling is half open and half enclosed. The open section is finished with flitch beams stained to match the wood-look metal panels, and the enclosed section is finished with Pac-Clad, Snap-Clad standing seam steel roof panels in Musket Grey. The steel pavilion structure will be painted SW6258 Tri Corn Black. Staff supports the proposed pavilion and is recommending a condition of approval that all furniture specifications for this area be submitted to staff for review and approval prior to building permitting.

CEO Rooftop Patio

A second story open rooftop patio is proposed adjacent to the building's main entry. The patio will be enclosed on all sides by new EIFS walls, glazing, and window framing to match the existing building materials. The patio floors will be finished with wood pavers. Staff recommends all final material details for the patio walls, windows, and furniture be reviewed and approved by staff prior to building permitting.

Canopies/Cantilevered Covered Entries

Two new canopies are proposed to be added to the main entrance (west elevation) and employee entrance (north elevation), each finished with Tube Steel fascia in a SW6678 Sunflower Yellow color to match the company logo colors. The canopy soffit will be finished

with Longboard Tongue & Groove extruded aluminum cladding with a wood-look and flush-mounted canopy lights. The canopies will be accented with a cantilevered covered entry finished in a Pac-Clad composite wood-look metal paneling.

Staff requested Mark Ford, Ford & Associates Architects conduct material reviews of the CLG-12: Longboard Tongue & Groove Cladding System and MTL-8: Pac-Clad Composite Metal Wall Panels, included with the packet. The consultant's memo concludes the following recommendations:

- Buildings to the east and west of the site are contemporary in their design and employ contemporary materials. The proposed materials are appropriate for the building and surrounding area;
- Materials CLG-12 and MTL-8 are quality materials and contain adequate warranties;
- For material MTL-8, the applicant should specify which material (aluminum or steel) and thickness is to be used.

Staff recommends the MTL-8: Pac-Clad Composite Metal Wall Panel material details be provided to staff prior to building permitting.

Building Painting

The existing building is proposed to be painted SW7068 Grizzle Gray on all elevations. The coping at projecting bay on the east elevation is proposed to be painted SW6678 Sunflower Yellow. The dark gray building color with yellow accents are EASE Logistics corporate colors.

During plan review, staff recommended the applicant consider a lighter gray paint color to align with lighter colored modern buildings in the surrounding area. In Mark Ford's material review, he also provided considerations for PZC and staff regarding the SW7068 Grizzle Gray paint noting that darker pigments are susceptible to fading and will require frequent painting. Staff has discussed this concern with the applicant, who assured staff that the proposed paint color is a high-quality outdoor paint and fade-resistant. Despite some concerns about compatibility with the area, Staff is supportive of the proposed color but is recommending a condition of approval that the applicant provide information regarding the quality and longevity of the paint for staff's review and approval prior to building permitting.

Garage Doors/Walk-Up Counter

Three existing window sections on the west side of the building are proposed to be removed and replaced with three garage doors: two full doors on each end, and a half garage door that meets a high-top counter with seating in-between. The garage doors are Crown single-swing, hydraulic system, glass doors with black mullions. Two man doors are proposed to be added on either side of the high-top counter seating. The proposed changes to the building will allow access between internal work spaces and the outdoor pavilion for employees. Staff recommends the material specifications for the high-top counter and man doors be provided for staff's review and approval prior to building permitting.

Lighting

Per the Development Text, parking, pedestrian, and other exterior lighting is required to be pole or wall mounted, of the same type and style, and utilize full cut-off fixtures. All other lighting requirements defer to the City of Dublin Zoning Code provisions. Exterior lighting is required to have an average 1-3 footcandle range or 4:1 average to minimum light levels across a site, and

shall not exceed 1 footcandle 10 feet beyond the property line for office uses. Light fixtures shall be no higher than 20 feet from the ground to the top of the fixture.

The majority of the site's lighting is existing. New lighting for the project includes fixtures mounted to the underside of the canopies at the main and north employee entrances. It also includes two types of decorative fixtures attached to the proposed pavilion ceiling, landscape up lighting, and illuminated steel planter boxes in front of the main entry. Please see the attached cut sheets for details. The planter boxes are a different type of lighting that may be approved by PZC. All fixtures are full cut-off or contain shielding. Staff has no concerns with the proposed lighting and all Code requirements are met.

Stormwater and Utilities

The site is served by public utilities with sanitary sewer provided along Discovery Boulevard and storm sewer provided along Perimeter Drive. The applicant will be required to continue to work with Engineering at permitting to meet the requirements defined in Chapter 53 to the satisfaction of the City Engineer, 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: The proposal is consistent with the approved PDP for the PCD, Perimeter Center.
2. Adequate provision is made for safe and efficient pedestrian and vehicular circulations within the site and to the adjacent property.	Not Applicable: The proposal will not affect pedestrian or vehicular circulation.
3. The development has adequate public services and open spaces.	Criteria Met: The site has existing access to utilities. The proposal is enhancing some of the existing open space, reducing impervious coverage, and the site continues to meet lot coverage requirements.
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.	Not Applicable: The site is developed and previously contained no significant natural features.

Criteria	Review
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.	Criteria Met: The proposal provides adequate and compliant lighting for the proposed pavilion addition, landscaping, and canopies.
6. The proposed signs are coordinated within the PUD and with adjacent development.	Not Applicable: No signs are proposed with this request.
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.	Criteria Met: The existing site is developed and contains mostly compliant landscaping. Several trees are required to be replaced that have been removed in prior years. The applicant is providing all necessary tree replacements with this request to meet the approved landscape plan and Code requirements.
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.	Criteria Met with Condition: The applicant will need to continue to work with Engineering to demonstrate stormwater management compliance in accordance with Chapter 53 of the Dublin Code of Ordinances.
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.

Recommendation

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

- 1) The site plan accurately reflect the parking spaces, including the ADA ones at building permitting;
- 2) All furniture specifications for the pavilion, employee patio, and rooftop patio areas are provided, subject to staff review and approval prior to building permitting;

- 3) The material specifications are provided for the rooftop patio walls, glazing, and framing, subject to staff review and approval prior to building permitting;
- 4) The material specifications are provided for the high-top counter and man doors adjacent to the pavilion, subject to staff review and approval prior to building permitting;
- 5) The applicant confirms the material and thickness of the MTL-8: Pac-Clad Composite Metal Wall Panel material prior to building permitting;
- 6) The applicant provides information regarding the quality and longevity of the proposed SW7068 Grizzle Gray paint color to be used in this application for staff's review and approval prior to building permitting; and
- 7) The applicant continue to work with Engineering at permitting to demonstrate stormwater management compliance in accordance with Chapter 53 of the Dublin Code of Ordinances.