



PLANNING REPORT

Planning & Zoning Commission

Thursday, October 12, 2023

IGS Energy – Pickleball Court 23-083AFDP

www.dublinohiousa.gov/pzc/23-083

Case Summary

Address	6100 Emerald Pkwy
Proposal	Proposal for the construction of two pickleball courts and associated site improvements along with some minor architectural enhancements at the existing IGS Energy campus.
Request	Request for review and approval of an Amended Final Development Plan under the provisions of Zoning Code Section 153.055.
Zoning	The 15.04-acre site is zoned PUD, Planned Unit Development District, Tuttle North Extension – IGS
Planning Recommendation	<u>Approval of Amended Final Development Plan with conditions.</u>
Next Steps	Upon approval of the Amended Final Development Plan, the applicant may file for Site Permits through Building Standards.
Applicant	Sarah Wilson, EMH&T
Case Manager	Rati Singh, Assoc. AIA, Planner I (614) 410-4533 rsingh@dublin.oh.us

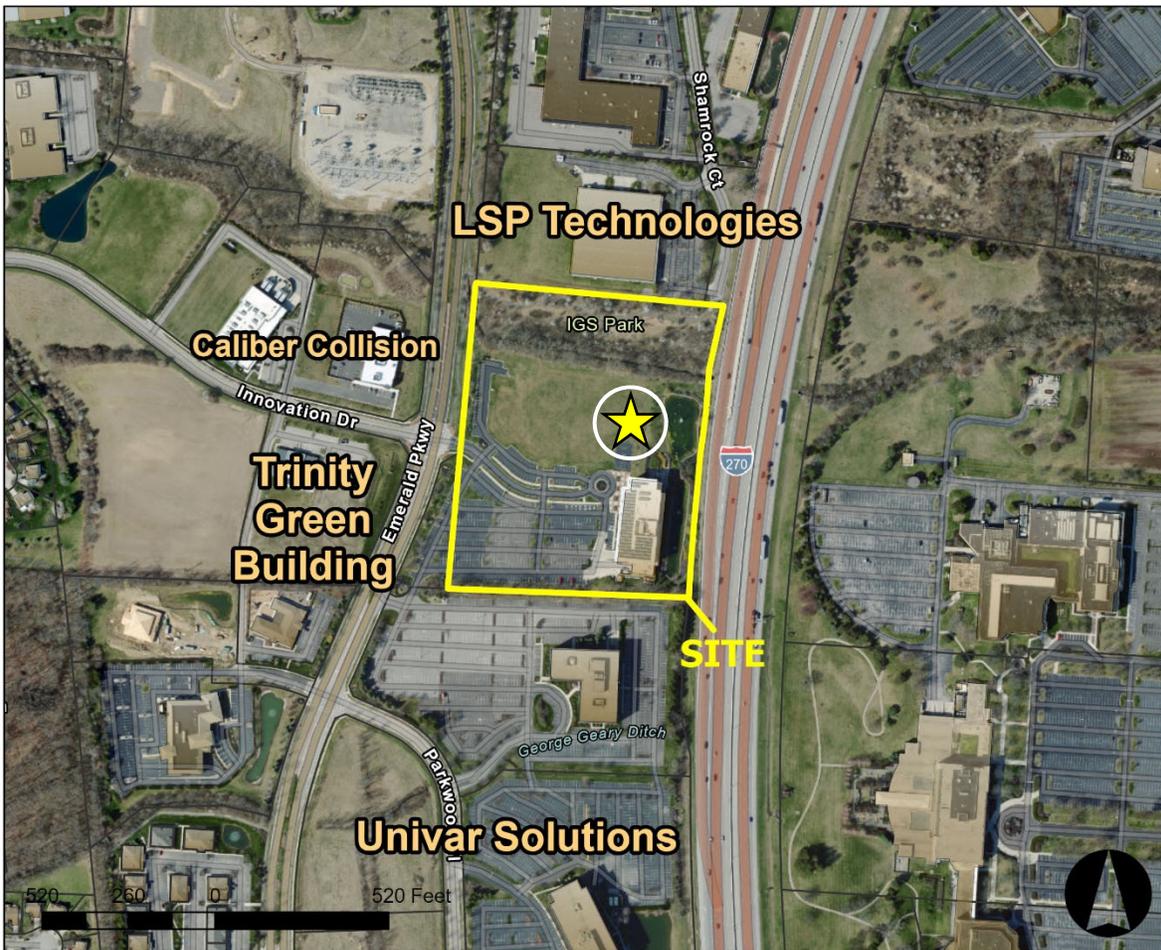
Site Location Map

23-083 AFDP | IGS Energy Pickleball Court



Site Features

-  Proposed Pickleball Court



1. Background

Site Summary

The 15.04-acre site is zoned PUD, Planned Unit Development District, Tuttle North Extension-IGS, and is located east of the intersection of Innovation Drive and Emerald Parkway. The existing building is located in the southeast quadrant of the site, close to I-270, with parking lots to the west and north-west. The main entrance faces west towards Emerald Parkway. The existing building and developed site are the corporate headquarters location for IGS Energy.

Site History

December 1997:

Tuttle North Extension – IGS Park PUD approved to allow development of IGS corporate headquarters.

September 2012:

3.5 Acre reserve area with bike paths and picnic area developed upon approval of minor modification to Tuttle North Extension PUD to permit the concrete pads and bike path to encroach within the building and pavement setbacks.

September 2015:

Planning and Zoning Commission approved an additional development of 70 parking spaces in IGS Park.

August 2016

Basketball court was approved administratively.

Process

An Amended Final Development Plan (AFDP) is required to be substantially similar to an approved FDP and the record established. 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 Mixed Use Regional District intended to implement the vision set forth in the Dublin Corporate Area Plan, which promotes a vision of a walkable, mixed use district that is comprised of high quality employment facilities, integrated with or adjacent to complementary retail and commercial uses as well as supporting residential and recreational uses, and pedestrian amenities. The Mixed Use Regional District standards are intended to ensure development is compatible with the surrounding character and uses. This request conforms to both the Community Plan and the Zoning Code.

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

The applicant proposes expanding their employee amenity spaces with additional outdoor recreational areas north of the existing basketball court. These include pickleball courts and a flexible synthetic turf area. Additionally, the applicant is proposing minor architectural enhancements on the north façade of the existing building.

Per the development text, mid-rise, signature office buildings will be promoted along the freeway frontage. With any future building expansion application, staff will recommend meeting the intent of the development text, which might require relocating the proposed addition.

Site Layout

The proposal is to add two pickleball courts with a total size of 60' X 68', adjacent to the existing basketball court, connected via a path to an existing plaza. A sidewalk is proposed along three sides of the pickleball courts. A flexible synthetic turf area is proposed on the east side of the basketball court for employee recreational facilities, along with cornhole boards and benches.

The north façade of the building has intervals of six 9'6" X 12' fixed glass openings. The applicant proposes to replace two of them with openable wall systems, and a third with a storefront door and window system to allow for a connection to the indoor bar and cafe. No changes to the opening sizes are proposed.

Setbacks and Lot Coverage

The Development Text for PUD – Tuttle North Extension, IGS requires a 100-foot pavement, building and parking setback off of I-270. Along Emerald Parkway, the minimum setback is 30' for pavement and 50' for buildings. The minimum setback along the northern property line is 15' for pavement and 40' for buildings, and the minimum setback from the southern property line is 25' for pavement and 35' for buildings. The proposed site improvements meet all setbacks requirements.

Per City of Dublin Code, the maximum lot coverage is 70%. The proposal is to add approximately 2000 square feet of site improvements, which would continue to meet the lot coverage requirements.

Landscaping

The applicant proposes to add deciduous trees along the existing basketball and the proposed pickleball courts. In addition, ornamental trees are proposed to enhance the recreational areas. The applicant proposes to remove three trees as a part of site development and replace them

with additional new trees, thus complying with the requirement. Adequate landscaping is provided and meets the development standards.

Lighting

Per the Development Text, parking, pedestrian, and other exterior lighting must 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 must have an average 1-3 footcandle range or 4:1 average to minimum light levels across a site, which shall not exceed one footcandle 10 feet beyond the property line for office uses. Code Section 153.149 (B)(f)(f), exempts outdoor recreational/sports facility lighting, provided the lighting complies to minimize the impact of light trespass and glare on all surrounding properties and public rights-of-way. Light fixtures shall be no higher than 20 feet from the ground to the top of the fixture. There are two existing light poles adjacent to the basketball court. The applicant proposes to add two 18 foot light poles inside the pickleball court. The fixtures are full cut-off matching the existing ones. The applicant proposes no additional lighting. The proposed lighting meet the Code requirements.

Materials

The pickleball court is finished asphalt, with white painted striping to match the existing basketball court. The proposed concrete walk around the pickleball court is to match the existing decorative finish. A 10-foot tall Permafused chain link fence/barrier is proposed along the north and the south sides of the court. The 10' height would wrap around the corners then drop to 3.5-feet at the east and the west sides. The development text does not permit chain link fences. However, chain link fencing for any sports enclosure is considered a sports barrier and thus is permitted in this instance. The applicant proposes Bisoninc netting.

For the 6' wide asphalt paver path connecting the pickleball court to the existing plaza, the applicant proposes using Hanover asphalt pavers in ground Tudor finish and concrete pavement to match the existing finishes. The Hanover paver sample and pattern is to be provided at building permit, which is included as a condition of approval. The applicant proposes to use XGRASS PROLAWN artificial turf and custom triple-reinforced concrete cornhole boards by Bravado.

The applicant proposes adding Victor Stanley, black surface-mounted benches as a part of the site enhancement and replacing four existing benches to maintain cohesiveness. Matching trash receptacles would also be added. Portable aluminum 3-row bleachers are proposed near the pickleball courts.

The applicant proposes using Generation 4 Folding Glass Wall by NanaWall on the north façade of the existing building at the two locations mentioned above. Additionally, a Crown 50/50 hydraulic swing window with a door is proposed for the new storefront system. The frame and glass colors of both NanaWall and the hydraulic swing window and door match the existing ones.

Stormwater

Stormwater management has been accommodated with the addition, and the existing basin is adequately sized to manage the proposed improvements. The applicant has met the requirements defined in Chapter 53 to the satisfaction of the City Engineer.

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 conforms to the approved preliminary development plan for the Tuttle North Extension – IGS and other zoning text and Code requirements.
2. Adequate provision is made for safe and efficient pedestrian and vehicular circulations within the site and to the adjacent property.	Criteria Met: The proposal includes pedestrian connection between the existing building and the proposed facilities for an efficient pedestrian circulation.
3. The development has adequate public services and open spaces.	Criteria Met: The site has existing access to utilities. The proposal is adding outdoor recreational facilities that will slightly increase the impervious coverage, but continue 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.	Criteria Met: The proposal has minimal impacts to the existing natural characteristics of the site and the limit of disturbance is identified to achieve natural grading to the site.
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 lighting for the pickleball courts and is in compliance with the applicable standards.
6. The proposed signs are coordinated within the	Not Applicable: No signs are proposed with this request

Criteria	Review
PUD and with adjacent development.	
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. Three trees are required to be replaced and 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: Applicant proposes to add approximately 2000 square feet of site improvement. Stormwater management has been accommodated with the addition and the existing basin is adequately sized to manage the proposed improvements.
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 Amended Final Development Plan with the following condition:

- 1) The sample and pattern of the Hanover pavers is to be provided at the building permit stage.