



PLANNING REPORT

Planning & Zoning Commission

Thursday, March 7, 2024

LIGHTBRIDGE ACADEMY 24-035INF

<https://dublinohiousa.gov/pzc/24-035/>

Case Summary

Address	PID: 273-013224
Proposal	Informal review and feedback of a daycare with associated site improvements.
Request	This is request for an informal review and feedback of a future Final Development Plan application.
Zoning	PUD – Planned Unit Development: The Corners
Planning Recommendation	Consideration of the discussion questions.
Next Steps	Upon receiving feedback from the Planning and Zoning Commission, the applicant may incorporate the feedback and submit a Final Development Plan for final review.
Applicant	Carter Bean, Bean Architects
Case Manager	Zach Hounshell, Planner II (614) 410-4652 zhounshell@dublin.oh.us

Site Location Map

24-035INF | Lightbridge Academy



Site Features

- 1 New Public Park
- 2 Shared Vehicular Access Point
- 3 Subarea B1



1. Background

Site Summary

The 1.68-acre site is zoned PUD, Planned Unit Development District - The Corners and is located in Subarea B3. The site is approximately 270 feet west of the intersection of Frantz Road and Blazer Parkway, with vehicular access off Blazer Parkway. It is located directly west of Subarea B1, which includes Starbucks and multi-tenant commercial buildings, and directly east and north of Subarea A, which includes a park and shared-use paths. Sidewalk is provided along the main access drive and bordering the park.

Development History

2022

The Final Development Plan (FDP) for the Corners, Phase 2 was approved by Planning Commission in September 2022 for a ±7,100-square-foot medical office and commercial building within Subarea B2, located south of Subarea B3.

2020

The FDP and Conditional Use for the Corners, Phase 1 was approved by the Planning and Zoning Commission (PZC) in July 2020 for ±23,500-square-foot commercial space in three buildings (Subarea B1), approximately 2,000 SF of patio space, a 3.8 acre public park (Subarea A), and associated site improvements. A Final Plat was approved by City Council in April 2020 to subdivide the site into three lots.

2019

City Council approved the Rezoning/Preliminary Development Plan in December 2019 from OLR, Office, Laboratory and Research District to PUD, Planned Unit Development for the future Corners development, which permits up to 70,000 SF of commercial and office uses and a public park. PZC recommended approval of the Z/PDP in September 2019, which established the development text, uses, phasing and subareas, site layout and circulation, parking location and amounts, and sign requirements.

Process

Development of a site is generally a three-step process with an optional Informal Review step prior to Planning & Zoning Commission (PZC) review of formal development applications. An Informal Review gives the Commission the opportunity to provide the applicant with non-binding feedback on a development concept.

- 0) *Informal Review (INF)*
- 1) Concept Plan (CP)
- 2) Preliminary Development Plan (PDP)/Rezoning
- 3) Final Development Plan (FDP)

Following an Informal Review, the applicant would proceed to a Final Development Plan, as the site has already been approved for a Preliminary Development Plan and Rezoning.

2. City Plans and Policies

Special Area Plan – Dublin Corporate Area Plan

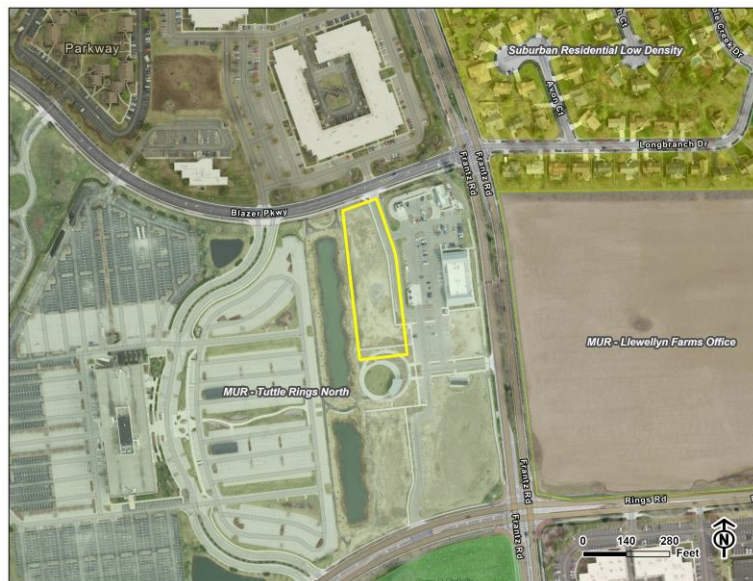
The site is located wholly within the boundaries of the Dublin Corporate Area Plan (DCAP), which is a Special Area Plan approved by City Council 2018 and updated in 2022. The DCAP builds upon a previous study of Dublin’s legacy office parks and identifies ways to improve the area for businesses, employees and residents to ensure Dublin remains a competitive place to live, work, and play into the future. This plan primarily focuses on providing a mixed-use, walkable environment to an area that has been almost exclusively focused on singular land uses including office uses. The plan recognizes that mixed-use development provides the amenities that employers/employees demand, which are vital to the future success of the area.

Future Land Use Plan

The Special Area Plan identifies Future Land Use (FLU) recommendations for DCAP, which were adopted as a revision to the FLU plan by City Council in 2018. The FLU plan is a key policy document to guide decision-making for the future of Dublin’s natural and built environments.

The FLU recommendation for the site is MUR-2 – Tuttle/Rings (North). In detail:

North of Rings Road the Tuttle/Rings Sub-District contains the largest opportunity for new investment given the amount of undeveloped land. Appropriate uses include additional corporate office within the interior of the sub-district with supporting retail services (coffee shops), however a limited amount of multi-story residential development is supported (density not to exceed 30 du/ac) as a secondary use to office. The large undeveloped site along Frantz Road has been identified as a key near-term development site that could accommodate a mix of uses as a neighborhood center.



Site Specific Recommendations – Site 9

DCAP includes site specific recommendation for sites that are undeveloped or positioned for redevelopment in the short term. The Corners site is located on site 9, as identified in the DCAP. The recommendation for Site 9 is as follows:

Site 9 is a short term development priority currently owned by the City. This plan contemplates possible development approaches for this site on page 37. In particular, neighborhood-oriented retail and restaurant uses (no bars) are appropriate for the Frantz Road frontage. Second story office is a possible use as well. The overall site design allows for a direct pedestrian linkage to those uses to the west.

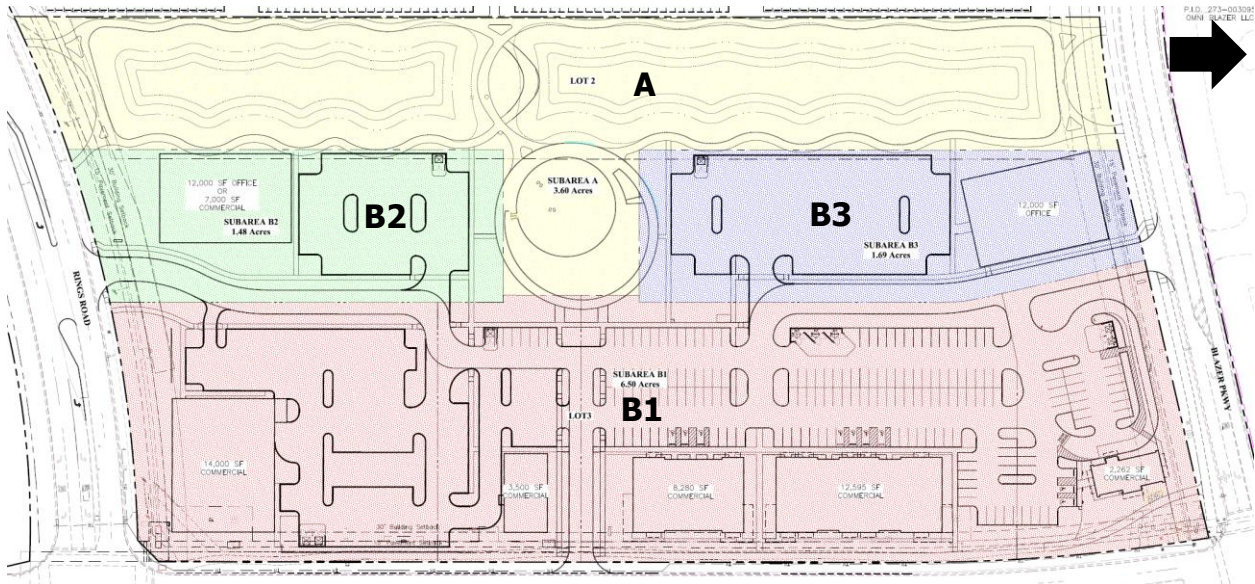
Alternative development scenarios for the internal portions of the site include offices and multifamily residential. Along Frantz Road, building heights should be 2 stories and maximum of 3 stories. Also, this site is ideal for a small format grocery with a footprint of about 15,000 square feet.

Envision Dublin – Community Plan Update and Interim Land Use Principles

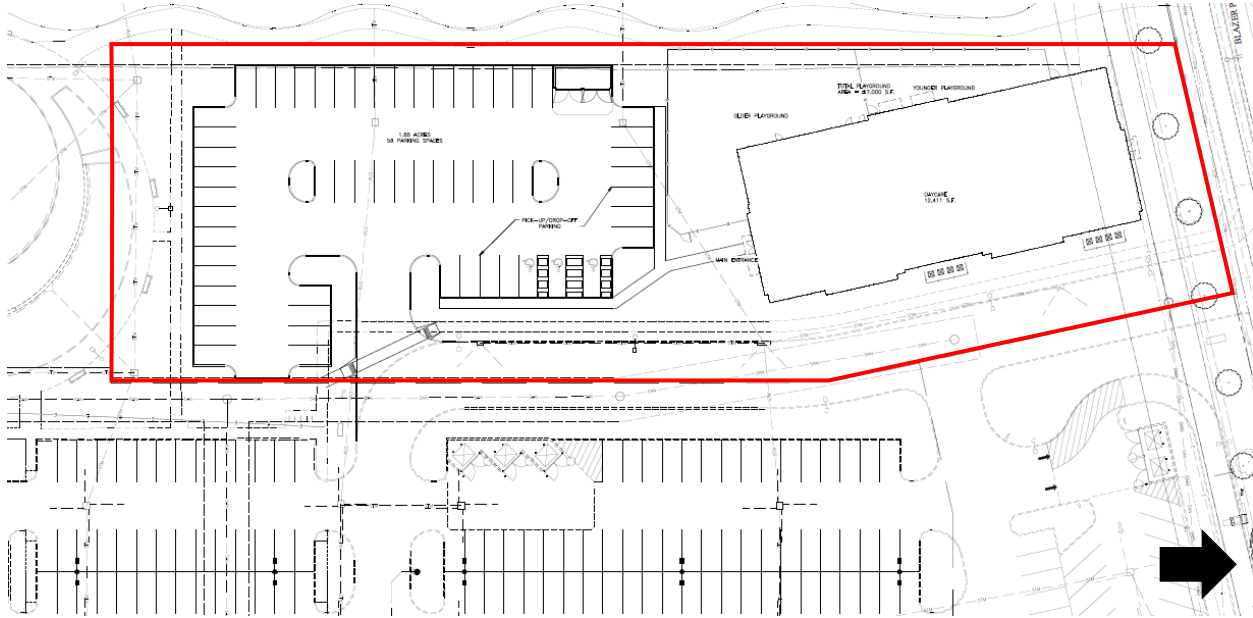
Through Envision Dublin, the City is presently updating the Dublin Community Plan. The plan update includes the review of future land uses, transportation, and special area plans - vetting recommendations of the current plan with community goals and priorities, and providing revisions where needed. As the Community Plan update is developed, City Council has adopted Interim Land Use Principles to guide development during the transition. This proposal is consistent with these principles.

3. Project

The applicant is proposing a 12,411-square-foot daycare facility with approximately 7,000 square feet of playground space and 58 parking spaces on the 1.68-acre site. The site is located within Subarea B3, which is shown on the subarea map below. Daycare uses are currently not permitted within the Corners development text. A future Final Development Plan application would require a text modification in allow the use.



4. Site Plan



5. Plan Review

The applicant is requesting an Informal Review and non-binding feedback prior to the submission of a Final Development Plan under the review and approval process as outlined in the Planned Unit Development Code Section. Discussion questions are framed for PZC to deliver feedback to the applicant.

Discussion Questions

1) Is the Commission supportive of a Text Modification to permit a daycare use?

The Corners development text is split into 4 subareas: A, B1, B2, and B3. The permitted uses for subarea B3 include all administrative, business and professional office uses, organization and associations that are listed and permitted in Zoning Code Section 153.026(A), Suburban Office and Institutional District. The proposed daycare use is listed as a permitted use in Suburban Office and Institutional, but is not included in the permitted uses for this subarea.

Per the development text, the intent of the Corners development is to achieve the objectives of the Dublin Corporate Area Plan by creating a high-quality development focused on providing needed amenities to serve workers, nearby hotel visitors and residents. The Future Land Use and Dublin Corporate Area Plan also call for this site to accommodate a mix of uses, similar to a neighborhood center. As listed previously, site specific recommendations for the site included neighborhood-oriented retail along the Frantz Road frontage with office and multifamily residential for the internal portions of the site.

In order for the use to be permitted on the site, a Text Modification would be required. Should the application proceed with a daycare, the daycare-specific requirements for the site would align with the requirements listed in the Suburban Office and Institutional District, which are listed below:

1. Outdoor recreation areas shall be located to the side or rear of the principal structure and shall be enclosed with a fence permitted by Code.
2. A landscape plan shall be submitted with an application for certificate of zoning plan approval indicating compliance with the following requirements.
 - a. Evergreen, deciduous, or a mix of the two types of shrubs shall be installed along the outside of the outdoor recreation area fence.
 - b. Shrubs shall be planted to provide a minimum 50% opaque screen achieved within four years of installation. The minimum height requirement at planting shall be 24 inches.
 - c. A deciduous tree from Group B or C of Appendix E of the Dublin Zoning Code shall be planted every 30 feet along the outside of the play area fence. A minimum two-inch caliper size is required at planting.
3. Outdoor play. All outdoor play equipment and shade structures visible from the right-of-way or adjacent properties shall utilize subdued colors.

When reviewing the criteria for a Text Modification for uses, the Commission would need to find that the proposed modification does not significantly alter the list of permitted or conditional uses, cause an inappropriate increase in density or cause inconsistencies with the Community Plan. The Commission is asked to consider whether this request would negatively affect the intent of the development or add to the original intent of the development.

2) Should the Commission support the text modification, does the Commission support the proposed site layout?

The site plan features a 12,411-square-foot, single-story daycare facility located in the northern portion of the site at the intersection of Blazer Parkway and the vehicular access point. An approximately 7,000-square-foot playground is located to the west and southwest of the building, with 58 parking spaces occupying the southern portion of the site. Vehicular access into the parking area is provided in the southeast corner of the site. Sidewalks are provided along the parking area to the main entrance of the building, which is on the south façade.

The development text currently restricts the size of buildings to 12,000 square feet, which the proposed building currently exceeds. Commission approval of a deviation to the maximum square footage of the building would be required. The building is currently sited within the buildable area of the site defined by a 30-foot setback along Blazer Parkway and 0-foot setback from all adjoining property lines. Pavement is required to be setback from Blazer Parkway 15 feet, 5 feet from Subarea A (public park), and 0 feet from all other property lines. These requirements are met. However, the applicant will need to identify any potential utility easement encroachments and impacts with a Final Development Plan. Daycare uses are typically required to provide 1 parking space per teacher, plus 1 space per 6 students. The applicant would be required to provide

employment and student expectations with a Final Development Plan to assure parking requirements are met. Staff would encourage shared parking with Subarea B1 to the east to minimize parking and impervious surface on the site.

Should the Commission support the change in use, the Commission should consider whether the proposed site plan is consistent with the development character of the remainder of the development.

3) Should the Commission support the text modification, does the Commission support the proposed massing and architecture of the building?

The applicant is proposing a single-story building for the daycare use. The building form features various pitched roofs with gable ends on the north and south sides of the building. The height of the building is approximately 24 feet, with additional 6-foot tall cupolas on the north and south ends. Building materials include multiple variations of fiber cement, cultured stone, asphalt shingles, and standing seam metal roofs. All materials and building heights meet the development text requirements.

The required architectural theme of Subarea B3 is an appropriate and complementary transition between the rural, agriculturally influenced architecture of Subarea B1 and the existing architecture of office developments to the west of the site. All buildings shall have 4-sided architecture, with the same caliber of finish on all facades/elevations. Single-story buildings in the development shall give particular attention to traditional massing of the elements, the roof forms, the floor to ceiling heights, the window arrangements, proportions and relationship of each part of the building to the whole. Additionally, each non-office building must incorporate thematically appropriate architectural massing to reduce the overall mass of the building including secondary masses stepping down from the primary building are encouraged.

Should the Commission support the change in use, the Commission should consider whether the proposed building complements the existing character of the development while providing an appropriate transition to the office buildings west of the site.

4) Any additional considerations by the Commission.