



## PLANNING REPORT

# Planning & Zoning Commission

Thursday, June 20, 2024

## LIGHTBRIDGE ACADEMY 24-054FDP

<https://dublinohiousa.gov/pzc/24-054/>

### Case Summary

Address	PID: 273-013224
Proposal	Request for review and approval of a daycare with associated site improvements.
Request	Request for review and approval of a Final Development Plan under the provisions of Zoning Code Section 153.066.
Zoning	PUD – Planned Unit Development: The Corners
Planning Recommendation	<u>Approval of the Final Development Plan and Text Modifications with Conditions.</u>
Next Steps	Upon approval of the Final Development Plan, the applicant may apply for permits through Building Standards.
Applicant	Carter Bean, Bean Architects
Case Manager	Zach Hounshell, Planner II (614) 410-4652 zhounshell@dublin.oh.us

Site Location Map

24-054FDP | Lightbridge Academy



Site Features

- 1 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. Sidewalks are existing along the main access drive and bordering the park.

The Corners development was established in 2019 and contains 4 subareas providing a public park, and space for approximately 70,000 square feet of commercial, retail, and office uses. Subareas A, B2, and portions of B1 have been approved for development. This would be the only building located within Subarea B3.

### Case History

In March 2024, The Planning and Zoning Commission (PZC) provided informal review and feedback for Lightbridge Academy at this site. The proposal included a request for a text modification to the Corners development text to permit a daycare use, a 12,411-square-foot building, and associated site improvements. The Commission provided the following feedback:

- The Commission was generally supportive of the daycare use, but requested it stay limited to this site (Subarea B3).
- Some Commissioners raised concerns about the proximity of the building / playground to the pond.
- The Commission recommended breaking up the scale and size of the building.
- The Commission recommended providing more emphasis on the Blazer Parkway façade of the building.
- The Commission recommended an alternative color for the building that was brighter.
- The Commission recommended reconfiguring the internal drive aisles to eliminate dead ends.

### Updates

To address the Commission's previous comments, the applicant has made the following updates to their development plan:

- Modified the parking area to eliminate dead-end parking bays
- Updated the massing of the building to break up the appearance of the building
- Updated the material selections for the building to lighten its color scheme
- Improved screening and landscaping along the outdoor recreation area

## 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.

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

A Final Development Plan (FDP) is the final step of a development process. This step is required to finalize site design, building details, building and site materials, landscaping, and lighting. Following approval of an FDP, an applicant may proceed to Building Standards for permitting and construction.

## 2. Project

### Summary

The applicant is proposing a 12,571-square-foot daycare facility with 6,492 square feet of playground space and 58 parking spaces on the 1.68-acre site. The request also includes a text modification to permit daycare as a use in Subarea B3 of the development.

### 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.

The applicant is requesting a text modification to permit the daycare use. The request is specific to Subarea B3, and mimics the requirements outlined in Zoning Code Section 153.026(A)(6), Suburban Office and Institutional. Those requirements include restrictions for the location of outdoor recreation areas, landscaping and screening requirements, and outdoor play equipment requirements. Planning Staff is supportive of the text modification, as it generally aligns with the current intensity of the site, and does not detract from the existing permitted uses of the development.

## Site Layout

The proposed site plan is generally consistent with the previous Informal Review application. The proposal features a 12,571-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. The size of the building has increased by approximately 160 square feet since the Informal Review. A 6,492-square-foot playground is located to the west and southwest of the building, with 53 parking spaces occupying the southern portion of the site. The applicant has modified the layout of the parking lot to eliminate the dead-end bay of parking on the southeast corner 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. Additional sidewalk connections to the public park are provided to the south and west of the parking lot. Planning Staff recommends the applicant eliminate the sidewalk connection south of the parking lot, as the connection dead ends into a parking space and does not connect to the rest of the site.

The development text currently permits a building up to 12,000 square feet, but additional square footage may be permitted, subject to PZC approval. The applicant is currently exceeding this requirement by 571 square feet. Planning Staff is supportive of the increase in square footage, as the request is necessary for the operations of the daycare, and does not significantly alter the intensity of the site.

Planning Staff has worked with the Washington Township Fire Department regarding fire access to the site. The provided auto turn by the applicant is currently not sufficient for the Fire Department to access the west side of the building. The applicant should continue to work with Planning Staff and the Washington Township Fire Department to provide appropriate access to the site, subject to Staff approval.

Lot coverage for the Corners is determined on the total impervious area of Subarea B, with a maximum of 70% across the area. The addition of the daycare facility and site improvements brings the lot coverage to 51.7%, meeting this requirement. Additionally, all setback requirements for Subarea B3 are met.

## Parking

The applicant is providing a total of 53 parking spaces on the site, with an additional 5 spaces of shared parking within the existing parking lot in Subarea B1. Shared parking is permitted within the Corners development. A text modification is requested to add the same parking requirements for daycare uses as the ones listed in the Zoning Code. The formula for daycare uses is 1 space per teacher + 1 space per 6 students. Based on the provided business information, 58 spaces are required for the site (25 staff members and 196 students). Bike parking requirements have been met.

### **Daycare Building**

The single-story daycare building has been updated since the Informal Review submittal to address the Commission's comments. The massing of the building hyphen has been reduced, addressing the concerns from the Commission about the massing of the building. The building is



approximately 24 feet in height, and the applicant has removed the cupolas from the north and south ends. The applicant has also updated the materials and colors of the building, addressing concerns of the Commission regarding the character and darkness of the building. The applicant is proposing fiber cement lap siding and board and batten in a dark blue finish (SW6229 Tempe Star) as the primary façade materials for the building, with a cultured stone veneer (Odessa Falls) in several bump-out locations on the building. The proposed materials are generally complementary to the existing buildings within the development.

In addition, the applicant is proposing white aluminum-clad wood windows with warm gray trim (SW7018 Dovetail). Both the northern and southern entrances are covered by a prefinished aluminum canopy to match the warm gray trim color. The primary roof will be gray asphalt shingles (Pewter Gray), with the bump-out roofs constructed with silver standing seam metal roofs (Metallic Silver).

The outdoor recreation area is proposed to the west of the building and will be enclosed by a black aluminum fence. The applicant should provide a fence detail to Staff that does not exceed 4 feet in height. The play area will have two sections for different age ranges. Additionally, the recreation area will feature play equipment that is currently proposed in forest green and beige. Planning Staff recommends that the applicant update the color selections of the play equipment to be compatible with the building, subject to Staff approval.

### **Landscaping, Screening, and Lighting**

The applicant has provided a landscape plan outlining the required vegetation for the site. The applicant is providing the required trees in parking island peninsulas, shrubs along the perimeter of the parking lot and outdoor recreation area, and plantings along the foundation of the building. The landscape plan is generally consistent with the rest of the Corners development.

The applicant is proposing a dumpster enclosure south of the outdoor recreation area in the parking lot. The enclosure will be 7 feet – 4 inches in height and be clad in stone to match the building. Additional mechanical equipment is provided on the east side of the building and will be screened by a 3.5-foot tall cross buck fence.

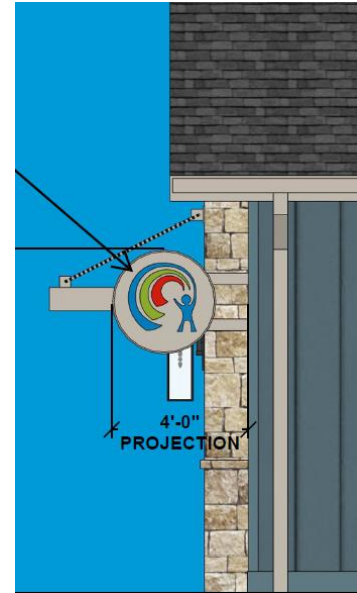
A lighting plan has been provided for the site. The applicant is utilizing lighting that is consistent with the rest of the Corners development, including black decorative building lighting on all

facades of the building. The applicant should continue to work with Staff to assure compliance with the lighting code, subject to Staff approval.

### Signs

The applicant is proposing 2 building-mounted signs: a wall sign on the north façade facing Blazer Parkway, and a projecting sign on the south façade adjacent to the main entrance. The development text includes a Sign Regulation and Guidelines Document which outlines examples of high quality sign design. Additionally, the applicant is required to obtain approval of the proposed signs from the developer (Daimler) and the architect (Bean Architects). This document serves a similar purpose that Master Sign Plans serve in the Bridge Street District, where appropriate sign types, numbers, sizes, and locations are described for each subarea. Signs that meet these requirements are permitted to proceed directly to Building Standards, and do not require PZC approval.

The proposed signs meet the requirements except for the height of the projecting sign. The bottom of projecting signs is required to be a minimum of 8 feet above the sidewalk to avoid potential conflicts with pedestrians. The applicant is proposing the projecting sign at a height of 7 feet from the finished grade. However, the sign will be installed adjacent to the entrance and not in conflict with a sidewalk. Staff is supportive of the height change given this lack of conflict and the fact that the sign is appropriately positioned on the building.



### Engineering

The applicant will continue to work with Staff to finalize stormwater management and utility plans for the development. These items are generally handled during the site permitting stage with Building Standards, and will not impact the design of the site.

## 3. Plan Review

### Minor Text Modification: Section 153.053(E)(2)(b)(4)(b)

#### Criteria

- 1) The Planning and Zoning Commission determines that, for this Planned District, the code compliance is not needed in order to ensure that the Planned District is consistent with the Community Plan and compatible with existing, approved, or planned adjacent development;
- 2) The Planning and Zoning Commission determines 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;
- 3) The proposed modification results in a development of equivalent or higher quality than that which could be achieved through strict application of the requirement(s);
- 4) The principles of §153.052(B) are achieved; and

- 5) The development, as proposed on the final development plan, will have no adverse impact upon the surrounding properties or upon the health, safety or general welfare of the community.

Request	Review
<p>1. To modify the Corners development text under 2. Permitted Uses, Section B, Subarea B3 – Permitted Uses: Child and adult daycare center, based on the requirements listed in Code §153.026(A)(6).</p>	<p><b>Criteria Met.</b> The proposed use is currently considered a permitted use in the Suburban Office and Institutional District, which offers several uses that are currently permitted in Subarea B3. The proposed daycare use would not significantly alter the current uses in the development, and does not increase the intended density of the development.</p>
<p>2. To modify the Corners development text under 5. Parking and Loading, B – Minimum Number of Parking Spaces Required: Child and adult daycare center – 1 space per teacher + 1 space per 6 students.</p>	<p><b>Criteria Met.</b> The text modifications allow the text to regulate parking for the daycare use consistent with the zoning code.</p>

**Final Development Plan**

Criteria	Review
<p>1. The plan conforms in all pertinent aspects to the approved preliminary development plan.</p>	<p><b>Criteria Met with Text Modifications and Conditions.</b> The proposal is consistent with the approved PDP, with the addition of text modifications for the daycare use. The applicant should provide a fence detail to Staff that does not exceed 4 feet in height. Additionally, Planning Staff recommends that the applicant update the color selections of the play equipment to be compatible with the building, subject to Staff approval.</p>
<p>2. Adequate provision is made for safe and efficient pedestrian and vehicular circulations within the site and to the adjacent property.</p>	<p><b>Criteria Met with Conditions.</b> The proposal provides safe and efficient pedestrian and vehicular circulation on site and to the adjacent properties within the development. Planning Staff recommends eliminating the sidewalk connection south of the parking lot, as the connection does not offer an appropriate connection to the site.</p>
<p>3. The development has adequate public services and open spaces.</p>	<p><b>Criteria Met with Conditions.</b> Open spaces surrounding the site were previously reviewed and approved by the Commission for Subarea A.</p>



However, the applicant should continue to work with Planning Staff and the Washington Township Fire Department to provide appropriate access to the site, subject to Staff approval.

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 proposed development preserves natural characteristics and is sensitive 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 with Conditions.** The development provides adequate lighting for the site, streets, drive aisles, and parking areas. Fixtures match those previously approved by the Commission. The applicant should continue to work with Staff to assure compliance with the lighting code, subject to Staff approval

6. The proposed signs are coordinated within the PUD and with adjacent development.

**Criteria Met.** The projecting sign is generally consistent with the requirements of the development, and the adjusted height of the sign is appropriate given the location and context. The wall sign will meet the requirements of the text, and does not require approval by the Commission.

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 landscape plan is generally consistent with the rest of the Corners development.

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.** The applicant will continue to work with Staff to finalize stormwater management and utility plans for the development. These items are generally handled during the site permitting stage with Building Standards, and will not impact the design of the site.

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, unlike other subareas within this development.
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 2 Text Modifications to the Corners development text:

- 1) To modify the Corners development text under 2. Permitted Uses, Section B, Subarea B3 – Permitted Uses: Child and adult daycare center, based on the requirements listed in Code §153.026(A)(6).
- 2) To modify the Corners development text under 5. Parking and Loading, B – Minimum Number of Parking Spaces Required: Child and adult daycare center – 1 space per teacher + 1 space per 6 students.

**Planning Recommendation:** Approval of Final Development Plan with conditions:

- 1) The sidewalk connection south of the parking lot be eliminated;
- 2) The applicant continue to work with Planning Staff and the Washington Township Fire Department to provide appropriate access to the site, subject to Staff approval;
- 3) The applicant provide a fence detail to Staff that does not exceed 4 feet in height;
- 4) The applicant update the color selections of the play equipment to be compatible with the building, subject to Staff approval; and,
- 5) The applicant continue to work with Staff to assure compliance with the lighting code, subject to Staff approval.