



PLANNING REPORT

Planning & Zoning Commission

Thursday, August 8, 2024

Dublin City Schools – Cardinal Health 24-079INF

<https://dublinohiousa.gov/pzc/24-079/>

Case Summary

Address	7200 Cardinal Place West
Proposal	Informal review and feedback on a proposed rezoning to add a school as a permitted use to an existing Planned Development District.
Request	This is request for an informal review and feedback of a future development application.
Zoning	PUD – Planned Unit Development District, McKittrick
Planning Recommendation	<u>Consideration of the Discussion Questions</u>
Next Steps	Upon receiving feedback from the Planning and Zoning Commission, the applicant may incorporate the feedback and submit a Preliminary Development Plan / Rezoning / Final Development Plan for formal review.
Applicant	Jack Reynolds, Smith and Hale LLC
Case Manager	Zach Hounshell, Planner II zhounshell@dublin.oh.us (614) 410-4652

Community Planning and Development



5200 Emerald Parkway
Dublin, Ohio 43017



614.410.4600
dublinohiousa.gov

Sustainable | Connected | Resilient

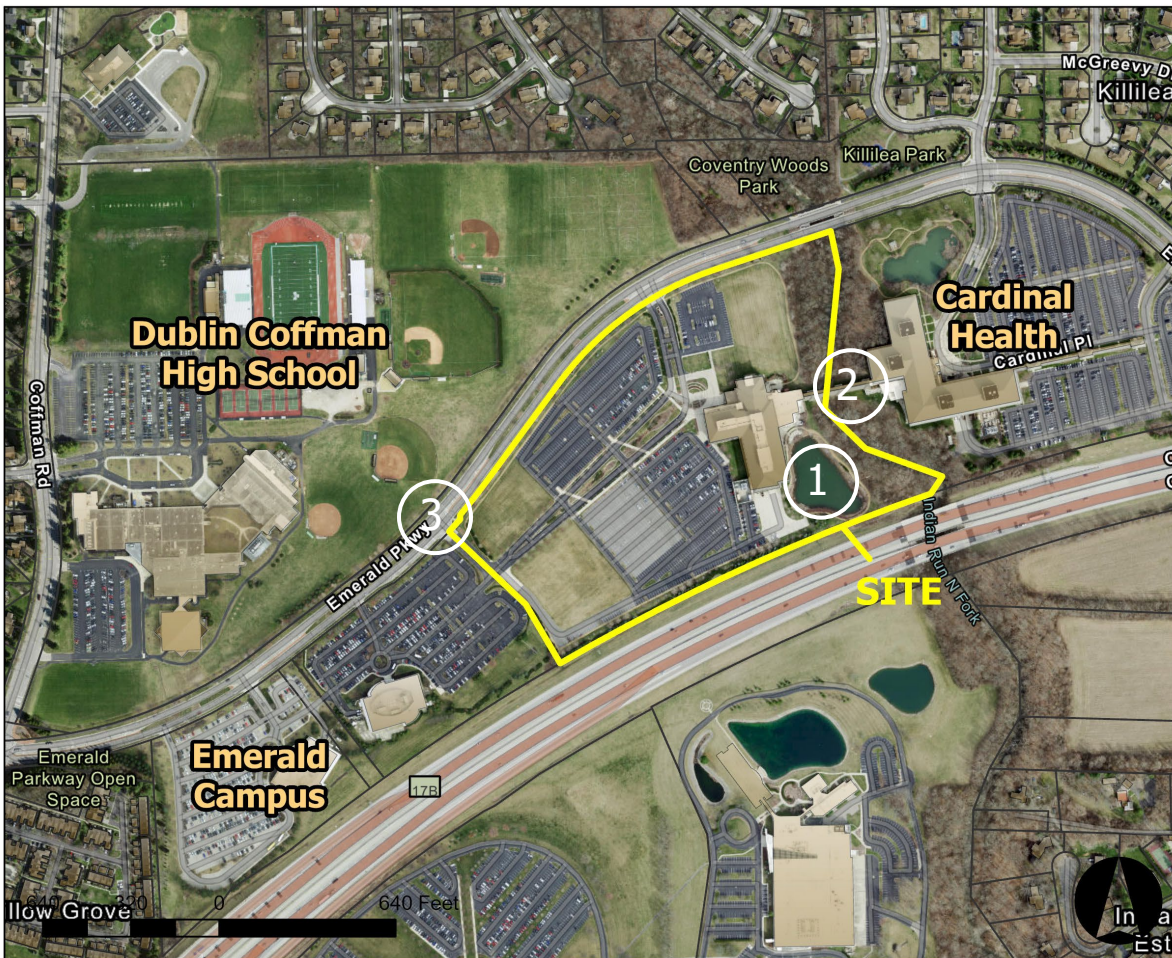
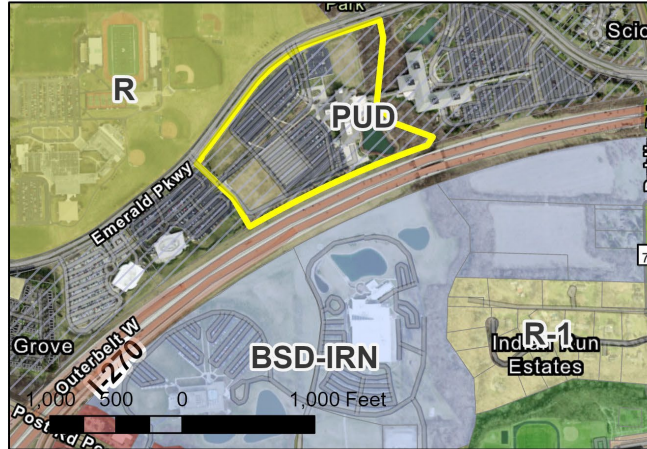
Site Location Map

24-079INF | Dublin City Schools – Cardinal Health



Site Features:

- 1 Stormwater basin
- 2 Building connector across Indian Run N Fork
- 3 Existing traffic signal



1. Background

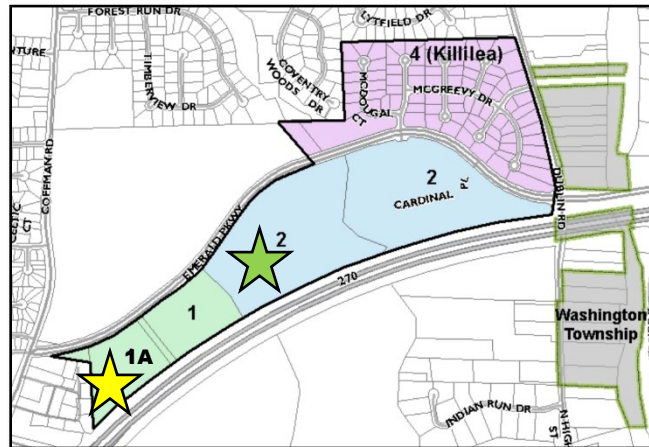
Summary

The 31.5-acre site is zoned PUD, Planned Unit Development District, McKittrick – Subarea 2, and is located 550 feet southwest of the intersection of Emerald Parkway and McDevitt Drive. The site has ±1,800 feet of frontage along Emerald Parkway, with access via Cardinal Place on the north and west portions of the site. The site also has ±1,500 feet of frontage along I-270 to the south.

The site features the Cardinal Health Global Headquarters west campus, constructed in 2007 as part of Phase 2. It is connected by an enclosed walkway to the original east campus of the headquarters built as part of Phase 1. Phase 2 of the western campus permits the construction of an additional 195,000-square-foot office building and 618-space parking lot but has not been pursued. The site contains a wooded area to its east along the Indian Run North Fork, a storm water basin, surface parking lots, and undeveloped land. Dublin Coffman High School and the Emerald Campus are located west of the site, along with STG Logistics, an adjacent office user.

Emerald Campus

In 2017, City Council approved Ordinance 44-17, modifying the original McKittrick Development Text to allow the Dublin City Schools Emerald Campus to be permitted at 5175 Emerald Parkway, southwest of this site. The Rezoning application created Subarea A1, which only includes the Emerald Campus. Schools and educational services were added to the development text specifically for Subarea A1, as well as additional supporting uses in conjunction with the school (tutoring, vocational schools, outdoor play, etc.).



Emerald Campus occupies a ±122,000-square-foot office building on a ±10.7-acre site. The campus operates as a non-traditional high school, offering high school classes and alternative educational courses with the help of local companies and universities. The application included minimal site and façade improvements as part of the development. The applicant was required to provide a Traffic Access Study to analyze traffic operations anticipated with the use. It demonstrated that, based on their initial model of a single class block in the morning and a second one in the afternoon, with 75% of students bused, the proposed use would generate similar or less traffic trips than the previous office use on the site. However, as the Emerald Campus has evolved, the educational model for the campus changed, creating a more flexible schedule for students with class periods aligned with other High Schools and the option for students from Jerome and Scioto High Schools to drive individually or be bused. These revised operations resulted in more trips than anticipated being generated at the entrance and exists of the Emerald Campus site, leading Dublin City Schools to inquire about adding heightened traffic control, such as a roundabout at the main entry point. The City partnered with Dublin City Schools to perform a traffic operations study in 2020.

Process

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

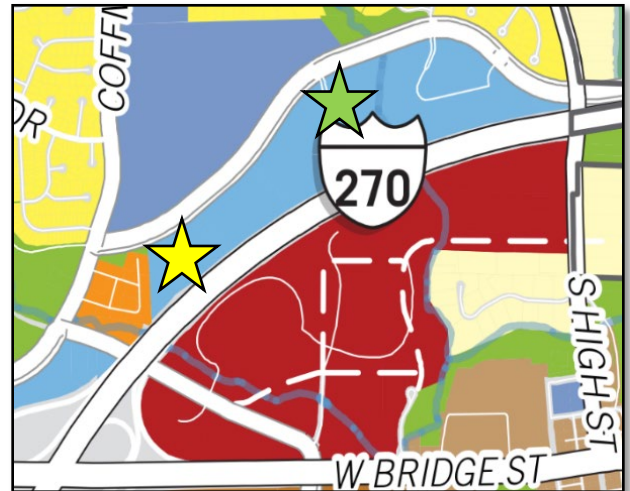
An INF allows the Commission to provide the applicant with non-binding feedback on a development concept. Should this application proceed following the INF, a Preliminary Development Plan / Rezoning and Final Development Plan application would be required to modify the development text to permit the proposed school and allow any potential modifications to the building or site. The Preliminary Development Plan/Rezoning applications required PZC to make a recommendation to City Council. This process is consistent with the Emerald Campus process in 2017.

2. City Plans and Policies

Community Plan

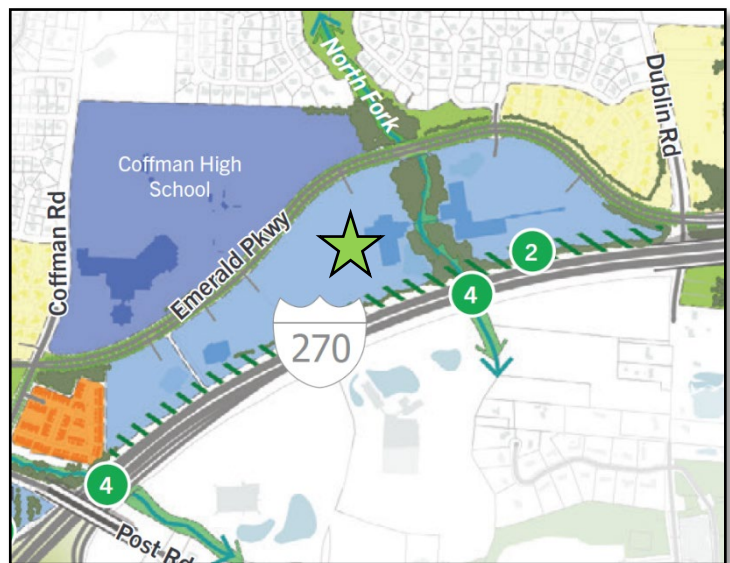
Future Land Use

The Future Land Use for this site (highlighted by the green star) is Suburban Office, which is intended for mayor employment and institutional centers with high visibility along highway corridors. Principal uses include office, medical office, hospital, institutional and educational campuses. Supporting uses include ancillary dining, office, and childcare. Additional characteristics include low to mid-rise buildings with significant prominence along highway corridors, landscaped setbacks from streets with sidewalks and multi-use paths, and on-site surface parking lots landscaped and screened from the street. The Emerald Campus is also designated Suburban Office (highlighted by the yellow star).



Special Area Plan

This site is located within the Emerald Corridor Area Plan, which includes the areas along Emerald Parkway from Sawmill Road to Tuttle Crossing Boulevard, which plays a significant role in the city. The Emerald Corridor serves as a vital artery for transportation, economic development, and community connectivity, facilitating efficient travel between residential areas, commercial and office areas, and recreational spaces and fostering accessibility and convenience for residents and businesses alike. The



Emerald Corridor enhances mobility within the city and plays a pivotal role in attracting businesses and investment to the region, bolstering Dublin's economic vitality. The streetscape character of the Emerald Corridor is one of the signature elements that defines Emerald Parkway, making it a cornerstone for all users.

The plan provides two site-specific recommendations that should be considered for this area that apply to current and future tenants and development.

- Maintain high-quality architectural and landscape presence along I-270 corporate, reserving frontage for job-producing uses
- Greenway connection across I-270

3. Project

The proposal is a request for non-binding feedback on a future rezoning to permit a school use similar to Emerald Campus within an existing corporate office building in the McKittrick Planned Development District. The current development text only permits office and daycare facilities/centers in Subarea 2. This request is located in a different subarea than Emerald Campus, requiring a separate rezoning process.

4. Plan Review

The applicant requests feedback prior to the submission of a Preliminary Development Plan / Rezoning and Final Development Plan under the review and approval process as outlined in the Planned Development District (PD) Code Section. Discussion questions are framed for PZC to deliver feedback to the applicant.

Planning Recommendation: The Commission review and provide non-binding feedback regarding the potential rezoning.

Discussion Questions

1) Is the Commission supportive of a potential rezoning to permit a school use similar to Emerald Campus in an existing corporate office building?

Dublin City Schools is considering using the existing Cardinal Health West Campus building for a potential school expansion to permit a learning environment similar to Emerald Campus, which requires a rezoning of the property to allow. Similar to Emerald Campus, a new subarea would need to be created to provide allowance for this use. The Emerald Campus site permits the uses associated with the Suburban Office and Institutional District (153.026), which include vocational schools, schools and education services, non-profit educational and scientific research agencies, daycare facilities, tutoring services, outdoor play, and research, development and testing laboratories. The proposal outlines a request to provide a similar use to Emerald Campus on the Cardinal Health site. The Future Land Use Plan and Emerald Corridor Area Plan both designate the site as a Suburban Office, which generally promotes major employment centers given the visibility along the prominent corridors.

The Commission should consider the Future Land Use recommendations and impacts of the existing Emerald Campus use, as well as provide feedback regarding the scope of educational uses that would be supported for this site.

2) If the Commission supports the proposed use, what operational details should be considered?

Per the project narrative provided by the applicant, the intent is for the space to be used to educate high school-aged students. At this time, the building could have a phased opening, with individual floors potentially coming online based on the needs and desires of the District. The learning environment is proposed to be similar to Emerald Campus. The number of students at any time will depend on course offerings. The school hours would generally be consistent with other high schools, offering classes from 7:00 a.m. to 3:00 p.m., Monday through Friday during the school year. Transportation to the school will primarily be provided by Dublin City Schools bus services. The campus would have a functioning kitchen for students and staff. Should the applicant proceed with a Rezoning application, the applicant would be required to solidify the entire operations of the campus within the development text.

3) If the Commission supports the proposed use, what site and transportation details should be considered?

The site features 1,283 surface parking spaces, which serve the 4-story building. It also features vacant land north of the building and west of the parking lot. Vehicular access is provided from Emerald Parkway at a shared access point in the western corner of the site and a gated access point north of the building. Both access points provide full vehicular access, with the signaled intersection in the western corner of the site.

The applicant has not indicated whether any site improvements will be required with the potential building conversion but would be required with the Preliminary Development Plan/Rezoning and Final Development Plan applications. Additionally, the applicant would be required to provide a Traffic Access Study to City Staff to determine the impact of the use change on the existing street infrastructure. The study would evaluate whether the proposed use would be more or less impactful to the street network than the previous office use and could determine whether any additional right-of-way improvements could be necessary with the change in use.

4) If the Commission supports the proposed use, what building details should be considered?

The existing 4-story office building is 247,976 square feet and is located in the site's southeast corner. It is currently attached to the eastern Cardinal Health headquarters building by a sky bridge. The building is primarily constructed of red brick and glass, with secondary stone usage. The applicant has not indicated whether any future building modifications will be proposed but would be required to be provided with the Final Development Plan application.

5) Any additional considerations from the Commission.