

## PLANNING REPORT

# Architectural Review Board

Wednesday, January 29, 2025

## Coffman House – Garden Beds 24-153MPR

<https://dublinohiousa.gov/arb/24-153/>

### Case Summary

Address	5300 Emerald Parkway
Proposal	Proposal for renovations to Giving Garden Beds at the Coffman House.
Request	Review and approval of a Minor Project Review under the provisions of Zoning Code Section 153.176 and the Historic Design Guidelines
Zoning	PUD, Planned Unit Development – Coffman Park
Planning Recommendation	<u>Approval of a Minor Project Review with no conditions.</u>
Next Steps	Upon review and approval of the Minor Project Review (MPR) by the Architectural Review Board (ARB), the applicant may submit a Certificate of Zoning Plan Approval (CZPA).
Applicant	Shawn Krawetzki, Landscape Architect Manager, City of Dublin Parks and Recreation Soham Sor, Eagle Scout Candidate
Case Manager	Michaela Evans, Planning Assistant (614) 410-4675 <a href="mailto:mevans@dublin.oh.us">mevans@dublin.oh.us</a>  Sarah Tresouthick Holt, AICP, ASLA, Senior Planner (614) 410-4662 <a href="mailto:sholt@dublin.oh.us">sholt@dublin.oh.us</a>

### Community Planning and Development



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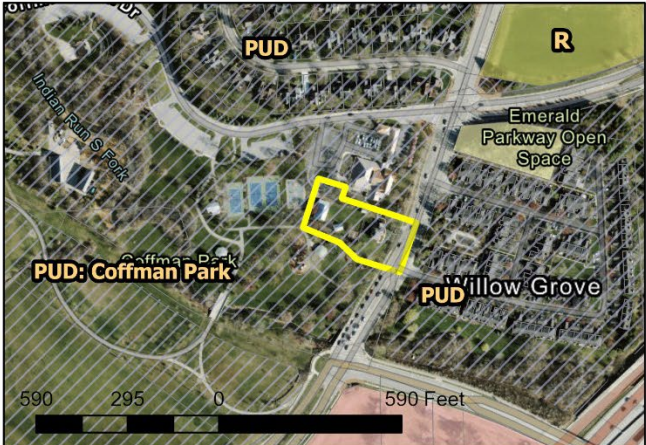
Site Location Map

# 24-153MPR - Coffman House - Garden Beds



**Site Features**

- 1 Garden Beds
- 2 Indian Run S Fork



# 1. Request and Process

## Request

The applicant is seeking approval of:

- Replacement of eight existing garden beds at the Coffman House Giving Garden with six raised and two elevated garden beds at an Appendix G property.

## Process

Under the new Code approved in late 2024, the applicant could potentially seek Administrative Approval for this request according to 153.176(M)(2)(m); however, given that this is a City-owned property and the request is visible from the public right-of-way, staff took a conservative approach for formal Board approval.

# 2. Background

## Site Summary

The 1.29-acre site is zoned PUD, Planned Unit Development – Coffman Park, and is located in the northeast corner of Coffman Park near the intersection of Coffman Park Drive and Emerald Parkway. It is bounded by the City of Dublin Development Building to the north, athletic courts to the west, a playground to the south, and Emerald Parkway to the east. The site is occupied by a brick residence with Italianate architecture built circa 1865 and several outbuildings in addition to the Giving Garden.

# 3. Zoning Code and *Historic Design Guidelines*

## Zoning Code

The site is located outside of the Historic District and is an Appendix G property, which is within the ARB's purview. The Historic District Code applies to all Appendix G properties as stated in Section 153.170.

## Historic Design Guidelines

The Code is supplemented by the *Historic Design Guidelines*, which provide the Board additional direction regarding site design in Chapter 6. Section 6.1 of the Guidelines notes that site design should be sensitive to the surrounding context of the area, particularly to natural features and cultural resources, and should preserve the historic character of the site. The remainder of Chapter 6 do not apply to this request per se; however, the proposed materials are natural, and existing open space areas will not be impacted.

# 4. Project

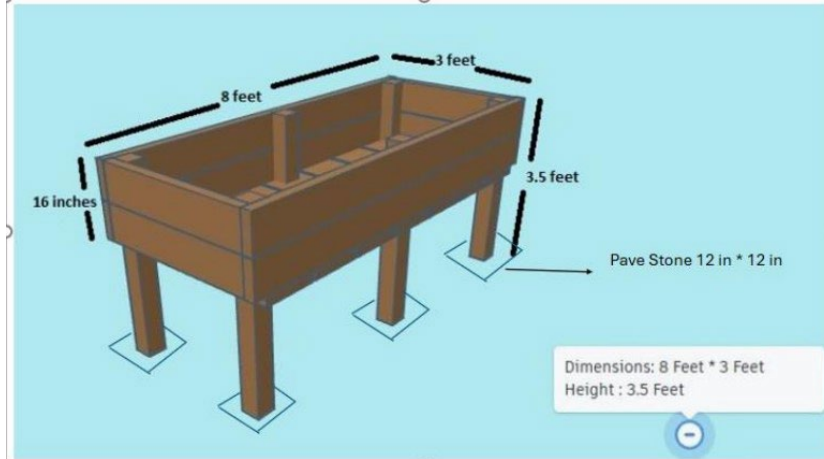
## Summary

The applicant is proposing to replace eight existing raised garden beds with two elevated garden beds and six raised garden beds. All garden beds will be made of cedar to prevent rot and reflect the character of the surrounding area. The center north-south walkway in between the beds will be 8 feet wide, and the east-west walkway will be 3 feet wide.

The two elevated garden beds will help with gardening activities involving senior and disabled members of the community. They will be located in northernmost portion of the garden, about 5 feet and 10 inches from the north fence of the garden. The two beds will be 8 feet long, 3 feet wide, and have a depth of 16 inches. The total height of the elevated beds will be 3.5 feet,

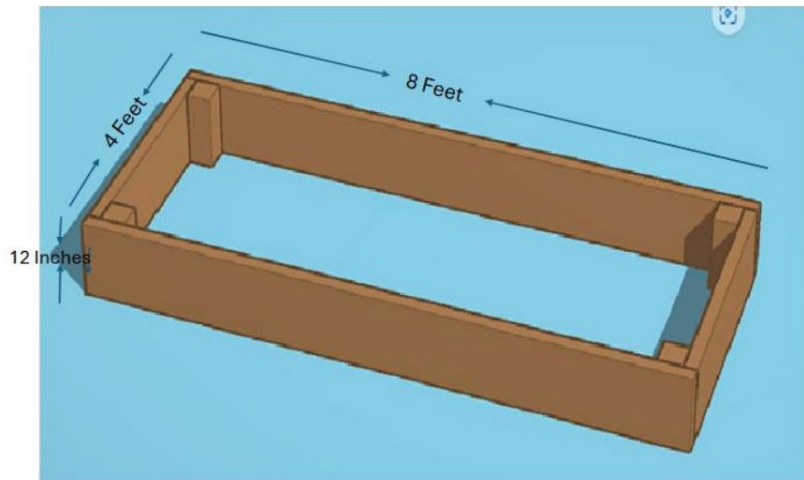


and each leg of the elevated beds will rest on a one-square-foot concrete paver. Below is a rendering of the bed construction and dimensions:



*Elevated Beds*

The six raised garden beds will be located in rows of three south of the elevated garden beds, for a total of two rows of four garden beds each. The dimensions of the raised garden beds will be 8 feet long and 4 feet wide, with a depth of 12 inches. Below is a rendering of the bed construction and dimensions:



*Raised Beds*

## 5. Plan Review

### Minor Project Review Criteria

Criteria	Review
1. The MP shall be consistent with the Community Plan, applicable Zoning Code requirements, <i>Historic Design Guidelines</i> , and adopted plans, policies, and regulations.	<b>Criteria Met:</b> The proposed MPR is consistent with the Historic District Zoning Code and <i>Historic Design Guidelines</i> . The proposal is not changing the existing site layout, and utilizes natural materials that are complimentary to the historic character of the site.
2. In cases where a MP is proposed within or as part of an approved PDP or FDP, the MP shall be consistent with such approved PDP or FDP.	<b>Criteria Met:</b> The MPR is consistent with the approved FDP for Coffman Park.
3. The MP shall be consistent with the record established by the required reviewing body, the associated staff report, and the Director’s recommendation.	<b>Criteria Met:</b> The proposal is consistent with the record established by the ARB.
4. The proposed land uses meet all applicable requirements and use specific standards of Section 153.172 Uses.	<b>Not Applicable:</b> The land uses will not change with this request.
5. The proposed development is consistent with the <i>Historic Design Guidelines</i> .	<b>Criteria Met:</b> The proposal integrates the design and materials of the garden beds with the character of the site. No additional open spaces are impacted by the request.
6. The proposed MP is consistent with surrounding historic context, character, and scale of immediately surrounding area and the district as a whole.	<b>Criteria Met:</b> The proposed materials preserve the historical context of the site, and the proposal addresses a larger City goal of making the Giving Garden more accessible to residents.
7. The proposed buildings are appropriately sited and conform to the requirements of Section 153.173 Site Development Standards and the <i>Historic Design Guidelines</i> .	<b>Not Applicable:</b> The Applicant is not proposing any buildings with the proposal.

8. The proposed site improvements, landscaping, screening, signs, and buffering shall meet all applicable requirements of the Code and respond to the standards of the *Historic Design Guidelines*.

**Criteria Met:** The proposed landscaping improvements meet the requirements of the Code and *Historic Design Guidelines*. The two elevated garden beds will be minimally visible from the public right-of-way and support community gardening involvement.

## Recommendation

**Planning Recommendation:** Approval of the Minor Project Review