

PLANNING REPORT

Planning and Zoning Commission

Thursday, February 20, 2025

Dublin Scioto High School 25-010AFDP


<https://dublinohiousa.gov/pzc/25-010/>


Case Summary

Address	4000 Hard Road Dublin, OH 43016
Proposal	Proposal for an Amended Final Development Plan for additions to the school building. The 65.25-acre site is zoned PUD: NE Quad and is located north of the Hard Road and Bryson Cove Circle intersection.
Request	Request for review and approval of an Amended Final Development Plan under the provisions of Zoning Code Section 153.055.
Zoning	PUD: NE Quad
Planning Recommendation	<u>Approval of an Amended Final Development Plan</u> with conditions
Next Steps	Upon approval of the AFDP, the applicant may apply for permits through Building Standards.
Applicant	Michael Myers, Fanning Howey
Case Manager	Tammy Noble, Senior Planner (614) 410-4649 tnoble@dublin.oh.us

Community Planning and Development



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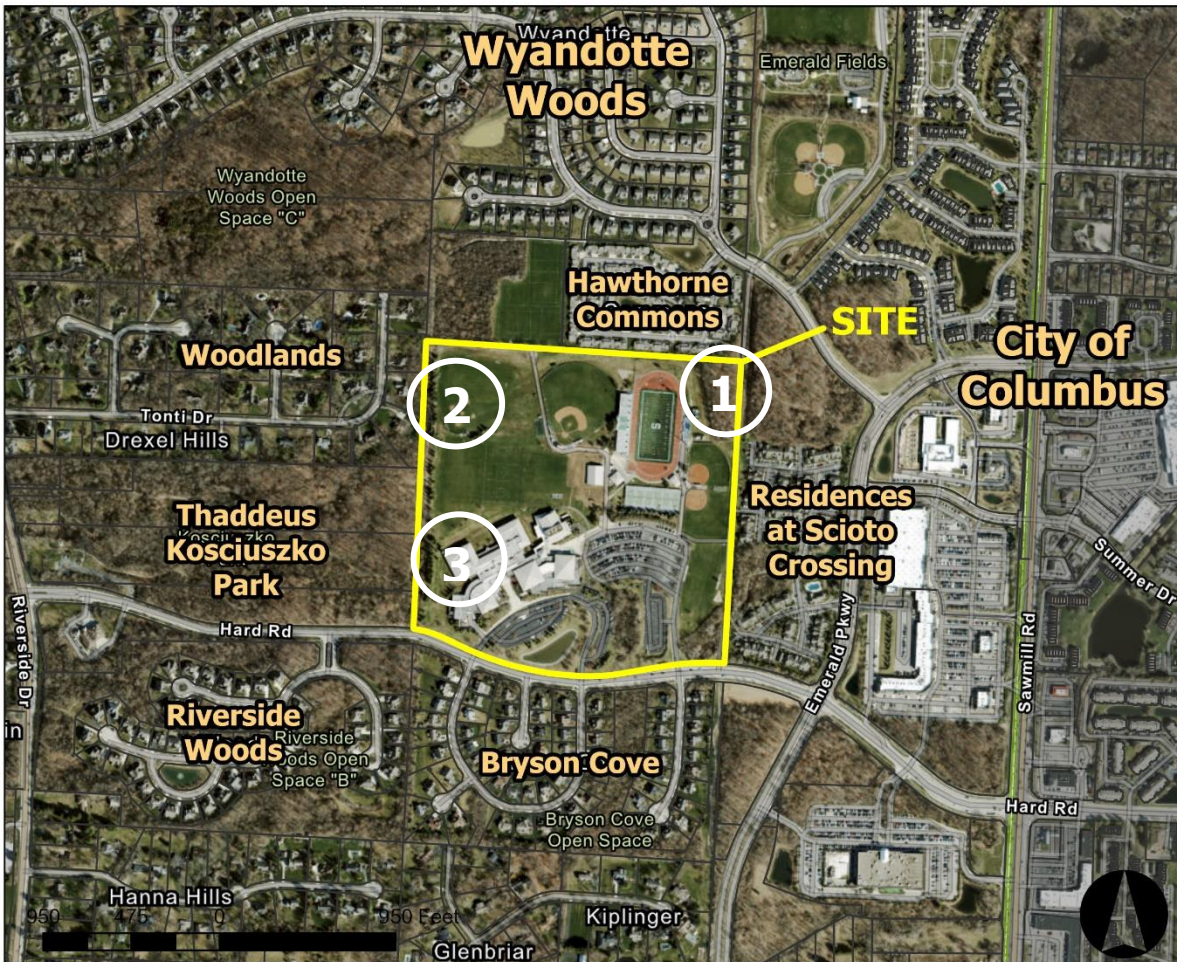
Site Location Map

25-010AFDP - Dublin Scioto High School



Site Features

- 1 Mature Vegetation
- 2 Perimeter Buffering
- 3 New Additions



1. Request and Process

Request

The applicant is requesting review and approval of an Amended Final Development Plan for the construction of a new two-story academic classroom wing, expansion of an existing dining commons area, and associated site and landscaping improvements.

Process

This application would follow the process required for a Planned Unit Development (PUD) District. A Final Development Plan was approved for the site in March 1993. Any future site improvements in a PUD require an Amended Final Development Plan, which is the basis of the current application.

1. Concept Plan (CP)
2. *Preliminary Development Plan (PDP) and Rezoning*
3. *Final Development Plan (FDP)*
4. *Amended Final Development Plan (AFDP)*

2. Background

Site Summary

The 65.25- acre site is zoned PUD: NE Quad and is located north of the Hard Road and Bryson Cove Circle intersection. The site has approximately 3,150 feet of frontage along Hard Road and is developed with an existing institutional use, specifically the Dublin Scioto High School. It contains the existing high school, associated parking areas, stadium, and various athletic fields. The site contains three access points extending from Hard Road.

The site has two areas of natural tree stands at the northeast and southeast corners. There is a line of mature vegetation along the western edge of the site providing buffering to the adjacent residential uses.

Case History

February 2023 – 22-164AFDP

The Commission reviewed and approved an Amended Final Development Plan to construct three athletic outbuildings including a batting facility and concession stands for softball and baseball activities.

March 1997 – 97-021FDP

The Commission reviewed and approved an Amended Final Development Plan (Revised Final Development Plan) to approve a 771 square-foot room addition to meet the needs of an expanding student population. The proposal also increased the stadium seating capacity from 880 to 5,000 seats.

April 1996:

The Commission approved a 62-space parking lot addition and a reduction of the required screening along the eastern edge of the student parking lot.

March 1995:

The Commission approved an Amended Final Development Plan (Revised Final Development Plan) to construct a 3,000 square foot concession/restroom building, an 87 square foot ticket booth, a 2,100 square foot storage building, a 20,000 square foot athletic building, expansion of bleacher seating, paving, fencing, and landscaping.

March 1993:

The Commission approved a Final Development Plan for a 228,000 square foot high school including associated recreational playing fields. The high school was approved to house 1200 students.

June 1990:

City Council approved Ordinance 76-89 to rezone the property from Restricted Suburban Residential District (R-1) and Urban Residential District (R-12) to a Planned Unit Development (PUD), Northeast Quad, Subarea 10 to accommodate an institutional use.

Neighborhood Engagement

The Dublin City Schools has not made staff aware of any public meetings or neighborhood engagement as part of this request.

3. City Plans and Principles

Future Land Use Plan

Envision Dublin currently indicates a Future Land Use as "Civic/Community" use, which is consistent with the uses associated with the Dublin Scioto High School. The plan defines this use as public buildings and institutions owned and operated by governmental or other public agencies. Supporting uses include parks and open space and the intensity of the use is based on the range of operations and management of the uses.

4. Project

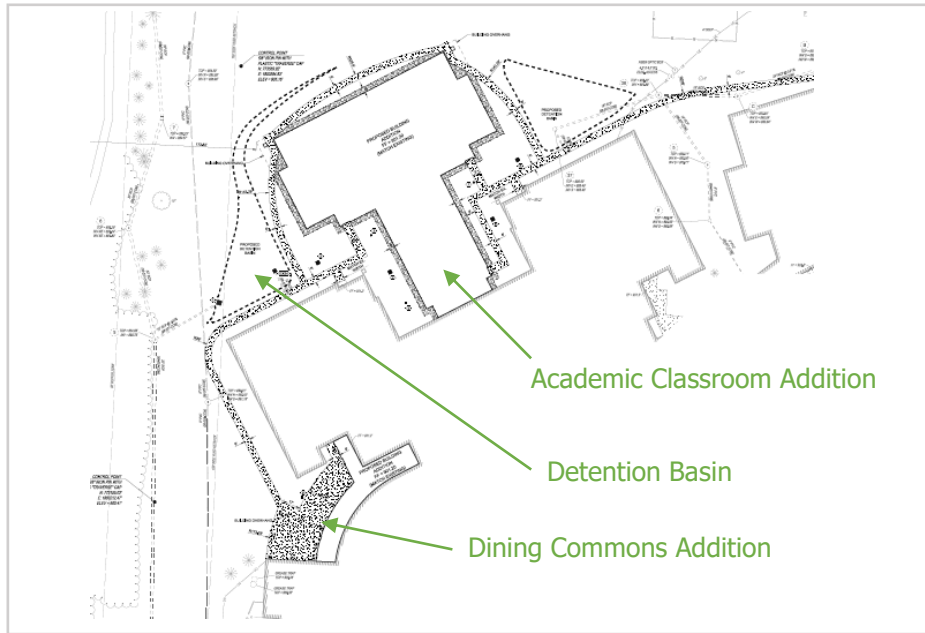
Layout

The existing primary building is located in the southwest portion of the site and includes six sections of building that are interconnected for a total square footage of 297,720 square feet. The site has two parking areas; one for staff and the other for students. There are three access points extending from Hard Road. One is located on the east side of the property which provides access into the student and staff parking areas, and the second and third access points are located in the center and western portion of the property to create a circular drop off area for students and bus traffic.

The proposed development includes two additions. The first addition is a two-story, 56,000 square-foot academic wing to be located between two existing wings at the rear of the building. It would provide educational classrooms, science labs, and supporting space. The second addition is proposed on the west side of the building and includes a 6,250 square-foot expansion of the existing student dining area. The expansion would include both internal and outdoor dining areas. The outdoor dining area would also include a roof overhang supported by brick columns that would allow students to use the space during inclement weather. The two additions will be connected by a pedestrian pathway to allow pedestrian movement from

both areas of the building. The proposal also include a new detention basin that will be located to the west of the academic addition.

As part of the proposal, a temporary access point would be provided along the western edge of the property solely for construction equipment and will be removed upon the completion of the project. Once construction is complete, this temporary access point/drive must be removed and the site will be required to restored to an equal or improved condition than prior to the construction activity. This area will include a gate that will limit traffic to the rear of the site leading to an area containing construction trailers and parking. The site will also be required to provide fire access to all sides of the building, including the additions, per the Washington Township Fire Department.



Development Standards

The required development standards are provided in the approved development text for the NE Quad, Section 10. The development text includes setback requirements, height restrictions, and open space requirements.

	Front Setback	Side Yard Setback, East	Side Yard Setback, West	Rear Yard Setback, North	Lot Coverage
Required	75' (based on building height)	50'	150' (building and pavement)	75' (based on building height)	45% maximum of total lot area
Proposed	No Change	No Change	153'	852'	28.6%
All setbacks are met					

Required parking for the site is two spaces per classroom and one space per 20 students. This requires a total of 295 spaces for both the existing school and the proposed additions. The site

Dining Commons Addition



Landscaping

Landscaping is required to meet the City of Dublin Landscape Code which is referred to by the approved development text. The code requires new tree plantings and the preservation of existing trees for new building additions. The code requires tree plantings equal to one inch in tree size for every 1,500 square feet of building ground coverage. For the proposed new construction, this requires 19 caliper inches of tree plantings which is being met with the planting of five large trees (3" caliper) trees and two small trees (2" caliper) trees. For replacement trees, the code requires the planting of new of trees that are equal to or exceed the combine diameter of the removed trees. They must be deciduous with a 2.5" caliper minimum. The proposal would remove 100" of tree diameter, which would be replaced with an equal tree diameter by planting 24 large trees and 14 small trees. Species, size and location of all tree planting are provided by the Landscape Plan.

Utilities

The site is served by an 18-inch public sanitary sewer and a 12-inch public water main line along the south side of Hard Road and is sufficient to provide service to the existing use.

Stormwater Management

Existing stormwater management for the site consists of a network of storm sewer and drainage structures that drain into a retention basin located south of the existing high school building along Hard Road. The applicant is proposing a detention basin at the west side of the building that will provide stormwater management for the new construction. The applicant will need to continue to work with Engineering to demonstrate stormwater management compliance in accordance with Chapter 53 of the City of Dublin Code of Ordinances, per a recommended condition of approval.

5. Plan Review

Amended Final Development Plan	
Criteria	Review
1. The plan conforms to the approved preliminary development plan.	Criterion Met with Condition: The proposed development is consistent with the Final Development Plan and approved text.
2. Adequate provision is made for safe and efficient pedestrian and vehicular circulations within the site and to the adjacent property.	Criterion Met with Condition: The proposed development continues to provide safe and efficient pedestrian circulation throughout the site. The proposal includes a temporary access drive that intentionally separates construction traffic from the school traffic aiding in safety while construction activity occurs.
3. The development has adequate public services and open spaces.	Criterion Met: The Dublin Scioto High School is a large campus like environment that includes appropriate open space and recreational space.
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.	Criterion Met: Natural features, mostly existing trees, and landscaping will be preserved during construction activity. The proposal is providing additional landscaping needed to meet the requirements of the Code.
5. 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.	Criterion Met: The existing development provides adequate lighting for safe and convenient use of the site. The only new exterior lighting will be egress lighting provided at the exterior doors which is required by the Building Code.
6. The proposed signs are coordinated within the PUD and with adjacent development.	Not Applicable: No signs are proposed with this request.
7. The landscape plan will adequately enhance the principle building and site; maintain 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.	Criterion Met : The proposed landscape plan meets the development text and Landscape Code requirements. The applicant is also proposing additional landscape along the length of the academic addition, to visually break up the façade of the building.

<p>8. Adequate provision is made for storm drainage within and through the site which complies with the applicable regulations.</p>	<p>Criterion Met with Condition: The proposal includes an additional detention basin to accommodate the new construction. A recommended condition of approval is that the applicant continue to work with Engineering to demonstrate stormwater management compliance.</p>
<p>9. Each phase shall be so planned that the foregoing conditions are complied with at the completion of each phase.</p>	<p>Criterion Met: The proposed development will be completed in a single phase of construction and is estimated to conclude by August 2026.</p>
<p>10. . The City believes the project to be in compliance with all other local, state, and federal laws and regulations.</p>	<p>Criterion Met with Condition: The proposal meets all other applicable laws and regulations. The applicant will continue to work with the Washington Township Fire Department to ensure proper fire access to all portions of the building, including the two additions, are met.</p>

Recommendation

Planning Recommendation: Approval of the Amended Final Development Plan with conditions.

- 1) That the applicant continues to work with Engineering at building permitting to demonstrate stormwater management compliance in accordance with Chapter 53 of the City of Dublin Code of Ordinances.
- 2) The applicant coordinates with the City of Dublin regarding the temporary access point including restoring the site to equal or improved conditions upon completion of the project.
- 3) The applicant works with the Washington Township Fire Department to provide required access for fire suppression around all sides of the building prior to the issuance of a building permit.