

January 23, 2025

City of Dublin
5200 Emerald Parkway
Dublin, OH 43017

Re: Dublin Scioto High School
Classroom Wing Addition & Dining Expansion
Development Plan Submittal

Dublin Scioto High School Classroom Addition & Dining Expansion

Development plan submission

Dublin Scioto High School is located at 4000 Hard Road, approximately three-quarters of a mile north of the I-270 and Sawmill Road interchange and approximately one-third of a mile west of Sawmill Road along Hard Road.

The proposed project consists of the construction of a new two-story academic classroom wing and expansion of the existing dining commons area. The two-story academic wing is approximately 56,000 sf and is located on the north side of the existing facility between the two existing two-story academic wings. The new academic wing will provide additional educational classrooms, science classrooms rooms, and supporting spaces. The existing dining commons area, also located along the northern side of the existing facility, will be expanded by approximately 6,250 sf. The expansion area will provide indoor and outdoor student dining areas as well as creating an additional access corridor from the academic wing directly to the dining area.

The project development supports the existing educational building use. The project will be constructed upon the existing 64.25-acre parcel and is currently zoned PUD, Planned Urban Development, under the Dublin Northeast Master Plan, Sub Area 10.

Request for review and approval of the Development Plan under the provisions of Zoning Code section 153.055.

As noted above the subject site is zoned PUD. The planned additions are in keeping with the use of the site as an active high school to support the community. The purpose and use of the site remains unchanged. The character of the additions will maintain the existing material characteristics of the current building. Refer to the architectural narrative and supporting materials enclosed.

Key Planning and Zoning requirements of Sub Area 10 of the Dublin Northeast master Plan PUD are:

<u>Item</u>	<u>Requirement</u>	<u>Proposed</u>
Permitted Uses:	School and appurtenant uses	Ex. School

<u>Item</u>	<u>Requirement</u>	<u>Proposed</u>
Yard and Setback requirements:		
Front:	50' or 75' if bldg. >35' 35' pvmt.	75' ex. bldg. 75' ex. pvmt.
East Side:	50'	770' ex. bldg..
West Side:	150' bldg. & pvmt., 50' athletic fields	153'-0" ex. bldg. 179'-8" new addition
Rear:	50' or 75' if bldg. >35' 50' pvmt.	852'-6" new addition
Height Requirements:	No max. If over 35' then bldg. setback 75'	36'-8" (match exist.)
Open Space requirements:	45% max of total lot area	28.2%*

* Based upon 64.25 ac. lot size, existing lot cover of 17.09 ac. (or 26.6% coverage per previous staff review comments), proposed 1.03 ac. Of new coverage for a total coverage of 18.12 ac. or 28.2%.

We believe the proposed Development Plan documents meet the review criteria as outlined in the Planning and Zoning Commission code section 153.055(B).

- 1) The building additions are consistent with the purpose, intent and applicable standards of the Zoning Code.
- 2) There are no changes or encumbrances to the existing vehicular circulation paths and patterns (in-out traffic movements, drive aisles, bus areas, student drop-off and pick-up locations will remain unchanged.) Existing pedestrian circulation paths and patterns will remain unchanged with extensions of pathways being provided to accommodate emergency exiting requirements as per Ohio Building Codes. Site parking will also remain unchanged as the existing parking lot capacity meets the Planning and Zoning requirements of the existing facility with the new additions included.
- 3) While overall open space is reduced due to the development of the additions, the development impacts a limited area immediately adjacent to the existing facility. The existing campus overall retains generous amounts of open space, grass areas and playfields.
- 4) The proposed additions preserve the existing natural characteristics of the site and facilities.
- 5) The existing development provides adequate lighting for safe and convenient use of the street, parking lots, and outdoor assembly areas (stadium and fields). The only new exterior lighting to be provided with the proposed development will be egress lighting provided at exterior doors as per the Ohio Building Code. Refer to enclosed wall mounted lighting cut sheets.
- 6) The existing site signage will remain unchanged.

- 7) Landscaping for the new addition development will be in conformance with the applicable city code and regulations. Landscaping has been provided to replace existing landscaping which will be removed as part of the project development and to “break up” the long façade appearance of the new addition northern wall. Refer to the enclosed landscaping plan as part of the submission documents.
- 8) Storm drainage has been provided to accommodate the additional impervious area and site grading adjustments. Stormwater drainage is provided in accordance with the City Engineering requirements. Refer to enclosed civil engineering plans and calculations.
- 9) The project is intended to be completed in one phase with construction activities occurring from April 2025 through August of 2026.



Existing Adjacent Zoning Designations

Source: <https://dublinohiousa.gov/zoning-code-guidelines/>

Architectural Narrative

The general architectural approach to the proposed addition is to extend the existing character of the original building by matching the existing materials, texture, and appearance. The existing High School facility has two-story academic learning wings which consist of brick veneer from ground level to above the second floor windows. Overtop the second floor windows there is an existing band of textured exterior insulation finish system which terminates at the roof overhang and soffit. The existing roofing material consists of sloped standing seam metal roofing with large

overhangs extending out from the building walls. The proposed academic wing addition will match the existing brick materials, brick accent banding, and window layout pattern. The standing seam metal roofing system will match the existing pitch, profile and color and overhang depth. Exterior window and door frames will match the champagne aluminum framing color and style. Window glazing will match the existing window tint. The proposed addition will match the existing building appearance, soffit height, roof line height, and window sizing and layout. Existing accent medallions on exterior walls will be replicated on the proposed addition.

At the addition for the dining commons expansion, the existing building consists of brick veneer with brick accent bands and aluminum curtainwall framing with champagne finish and tinted window glazing. Exterior walls terminate with a raised parapet and metal coping system. The proposed dining commons addition will match the existing brick veneer, brick accents, and mortar color, tinted window color and aluminum frame finish. The exterior wall heights will match the existing adjacent wall height.

Parking Requirements

The existing high school site provides 683 total parking spaces. Consisting of 664 standard parking spaces and 19 ADA spaces. The proposed addition will add 27 new classrooms accommodating 675 additional students based upon a ratio of 25 students per classroom. Therefore the existing parking capacity exceeds the minimum required parking for a High School use.

<u>Minimum Parking Spaces Required:</u>	<u>Existing</u>	<u>Proposed</u>	<u>Provided</u>
High School:	67 clrm. 1460 stu.	27 clrm. 675 stu.	
2 per classroom, plus 1 for every 20 students	134 reqd. <u>73 reqd.</u> 207 total	54 new <u>34 new</u> 88 new	295 reqd./ 683 total
Auditorium:			
1 per 3 seats (600 seats total)	200 required	0	683 total

Stadium and Auditorium spaces are not used concurrently with daily High School functions.

Temporary Construction Access Drive

It is requested that the project be granted a new temporary construction curb cut to Hard Rd. Several options were considered during site planning with input from the construction manager and school district. The primary concern is separation of construction activities (construction staff, deliveries and traffic) from school activities (student and public access, school traffic, and student activities). Access to the construction area from the eastern most existing drive creates conflicts with staff and student traffic. This conflict occurs primarily during arrival and dismissal, but some students need to leave the campus during different times of the day for classes at alternate locations, such as the Emerald Campus. The construction of the new multi-purpose field, to the west of the new Fieldhouse, that is planned for this summer will also impact accessibility to the proposed addition area from the student parking lot. Consideration was also given to the middle access point of the site, yet again, separation of school and construction traffic is a concern. Conflicts with buses will also be an issue in this area along with the visitor parking areas which will have traffic arriving and leaving throughout the day.

The creation of a new temporary curb cut on the west side of the school site allows for a dedicated temporary construction drive throughout construction of the building addition. Construction traffic may be traveling westbound or eastbound on Hard Rd. Separation of the construction access drive from the entry points of the school will allow construction vehicles to not interfere with any eastbound vehicles queued to turn left into the site. The existing two way left turn lane adjacent to the proposed temporary construction access drive location will allow construction traffic to queue prior to accessing the site and avoid impacts to thru traffic on Hard Road. The Construction Manager will also restrict project material deliveries from occurring during normal school pick-up and drop-off scheduled times.

