



RECORD OF DISCUSSION

Planning & Zoning Commission

Thursday, May 17, 2018 | 6:30 pm

The Planning and Zoning Commission took the following action at this meeting:

- 1. PUD, Perimeter Center, Subarea C – Schoedinger Funeral Home 18-019INF** **PID: 273-010149 Informal Review**

Proposal: A single story, 12,000-square-foot funeral home and associated site improvements for a site zoned Planned Commerce District, Perimeter Center, Subarea C.

Location: North of Perimeter Drive, approximately 800 feet west of the intersection with Wall Street.

Request: Informal review and feedback on a proposed future development application.

Applicant: Shoedinger Funeral Service, represented by Aaron Underhill, Esq.

Planning Contact: Nichole M. Martin, Planner I.

Contact Information: 614.410.4635, nmartin@dublin.oh.us

Case Information: www.dublinohiousa.gov/pzc/18-0109

RESULT: The Commission informally reviewed and commented on the proposed personal service use, site layout, architecture, and landscape design. The Commission supported text modifications to permit personal services, including funeral homes, as a Conditional Use within Subarea C, and alternate landscape standards along Perimeter Drive for structures where parking is located in the rear and a retention basin is located along the public street. The Commission generally supported the modern architecture with traditional materials and encouraged the applicant to consider how landscaping might be used to soften the clean lines of the building. The Commission also recommended the applicant create a shared access point, establish a shared overflow parking agreement, and create a safe pedestrian-way with seating in the parking lot.

MEMBERS PRESENT:

Victoria Newell	Yes
Stephen Stidhem	Absent
Jane Fox	Yes
Robert Miller	Yes
Warren Fishman	Yes
Kristina Kennedy	Absent
William Wilson	Yes

STAFF CERTIFICATION

Nichole M. Martin, Planner I



The Chair explained the rules and procedures of the Planning and Zoning Commission. She said there were two cases this evening on the Consent Agenda – Autumn Rose Woods (fence) and Coffman Homestead (sign). She determined the consent cases were to be heard first and the rest of the cases would be heard in the order they were published.

**1. PUD, Perimeter Center, Subarea C – Schoedinger Funeral Home PID: 273-010149
18-019INF Informal Review**

The Chair, Victoria Newell, said the following application is a proposal for a single story, 12,000-square-foot funeral home and associated site improvements for a site zoned Planned Commerce District, Perimeter Center, Subarea C. She said the site is north of Perimeter Drive, approximately 800 feet west of the intersection with Wall Street. She said this is a request for an informal review and feedback on a proposed future development application.

Nichole Martin said Informal Reviews are not a codified process in the Zoning Code but an option for applicants to receive early feedback/suggestions on a development proposal from the Planning and Zoning Commission (PZC). She explained this evening is intended to be a discussion only so no votes are taken.

Ms. Martin presented an aerial view of the currently undeveloped 2.9-acre site. She presented photographs of an existing tree stand that is centrally located on the northern half of this site. She noted the site to the east is also undeveloped but the site to the west is currently developed with an office building.

Ms. Martin presented a proposed site plan that included a 12,000-square-foot structure with 94 parking spaces located in the rear, meeting the parking requirement for a personal service use. She noted the applicant is also proposing a stormwater basin in front of the building on the south side and a three to four-foot landscape mound that is required by the Development Text. She indicated staff questions whether or not the visual amenity of a pond along Perimeter Drive is better served without the mound.

Ms. Martin said the applicant has also provided conceptual architecture for the funeral home, which is modern in nature with some classic, craftsman elements, including masonry pillars. She presented the south elevation that will face Perimeter Drive and the main access to the building provided from the rear (north side). She presented the other proposed elevations.

Ms. Martin noted the discussion topics for the Commission's consideration are as follows:

1. Is this proposal compatible with existing development located along Perimeter Drive?
2. Is Personal Service as a use appropriate within Perimeter Center?
3. Is the alternate landscape design responsive to the site design?
4. Other considerations by the Commission.

Bob Miller asked what Staff's opinion is of the shared access encouraged versus direct access. Ms. Martin answered the City encourages it; the site does not have an access point along Perimeter Drive and the City is required to provide access. She reported the City Engineer requested the applicant to investigate shared access. She said the preferred access from a City's standpoint is with the existing developed property to the west; however, potentially sharing access with a future development to the east is more amenable after the applicant had conversations with the property owner on the west. Mr. Miller clarified it is acceptable to the applicant to share access. Ms. Martin said the applicant can speak to that. Ms. Husak

restated, the City has to provide access to all parcels so Staff may encourage shared access but the City cannot force it.

The Chair invited the applicant to approach the Commission.

Aaron Underhill, attorney with Underhill and Hodge at 8000 Walton Parkway, New Albany, said he is representing Schoedinger Funeral Services this evening. He pointed out there is no funeral home in Dublin and when the need arises to provide services, the residents of Dublin have to travel to Marysville, Plain City, or Worthington, amongst many other facilities in Central Ohio but they are not convenient. He reported Schoedinger's has been investigating for some time where they might want to add a facility in Dublin. He said they had to consider access, the feel of the area, a setting to create a certain atmosphere for families and friends who are coming to visit a loved one and this site fits the bill for that. He said most new funeral service facilities are located in areas that have other institutional and/or office type uses as funeral homes do not typically fit next to residential. He said this site provides access to major roads and freeways, it is near the Children's Hospital site (another institutional use), and will blend in well with the area. For a funeral home, he said traffic is not continuous and often comes at off-peak times, after work hours, and on weekends. Therefore, he concluded, traffic will not impact the area negatively. He said the building and setting is meant to comfort those who are grieving but it is not a crematory or a place that will conduct embalming services; it would be a place to celebrate the lives of those who have passed.

Mr. Underhill said the applicant does not object to contacting the neighboring property owner again, regarding access and see if there is an ability to get an easement.

Mr. Underhill requested that the Commission consider this as a Conditional Use with the understanding that a very detailed plan will be provided when it comes forward. He said it is very important for the applicant to understand that tonight for a number of reasons. He invited others on his team to speak to the operational side of this proposal and for the architect to speak briefly about the architecture.

Mark Ford, Ford Associated Architects, 1500 W. First Avenue, Columbus, Ohio, said when he was approached about this project, the applicant understood his history in Central Ohio that involved complicated projects. He reported they worked with a firm out of Texas that Schoedinger has a relationship with, who specializes in funeral home design and planning. He said a very contemporary building using traditional building materials that are very prevalent in the community are proposed. He said not only does this represent an evolution of funeral home design but also a public meeting space with the large expanses of glass, an open terrace on the south face of the building with views of the pond, which provides a family-friendly and guest-friendly facility; and the architecture represents that openness.

In siting the building, Mr. Ford explained, they planned all the traffic and parking on the north face of the building and the porte cochere/drop-off area away from the street. He said with all the activity away from the pond, a nice quiet meeting space is offered. He noted the mound on the site plan, which staff had already called out. He reported that after driving around this site, he noticed the new day spa just to the northeast of this site, also has a very nice pond up along the public right-of-way, and there is no mounding there. To be consistent with that site, he said the applicant would support the request to not have a mound so they can take full advantage of the visual quality. He said they have really pondered the roof pitch and design as it is a flat roof system so mechanicals would be placed on the ground and pointed out the mechanical screening areas. He said this is not the final design and they are still considering other sloped roof configurations to control water runoff but believes a modified design would still be in keeping with what the applicant is illustrating this evening.

The Chair asked if there were any questions for the applicant.

William Wilson asked if brick veneer is proposed or the four-inch solid brick and requested more information about all of the materials. Mr. Ford reviewed the proposed materials. Mr. Wilson questioned the metal roof that pitches to the middle of the building. He said he was concerned about drainage. Mr. Ford said Randy Schoedinger has concerns about long term maintenance on a flat roof. He said Schoedingers' have never used a flat roof for any of their other facilities so there are a lot of conversations to bring him to a certain comfort level. He restated they may consider a different roof configuration. He said they would still have the porte cochere on the back and a covered canopy out to the front but whether the center section gets a low pitched roof, etc., that has not yet been determined but the concept would stay the same in terms of the building orientation.

Mr. Wilson asked about the access to the property as that main road gets busy. He said he understands the funeral home will be open after hours. He said he likes to see entry points align with other entry points across a street. He encouraged the applicant to talk to the neighbors on each side.

Jane Fox inquired about the south elevation where there is a terrace and asked if there will be a canopy or awning there. Mr. Ford referred to the side elevation and noted the canopy element that will provide a nice cover from the weather.

The Chair asked if there was anyone from the public that wished to speak in regards to this case. [Hearing none.] She opened the discussion up to the Commissioners and asked them to respond to the talking points provided by staff.

Ms. Fox said she believes this is a good, compatible use for the area. She understands that the City needs the service and it is in a location that would be convenient for most people and easily accessible. She stated she was impressed with the architectural design and that natural materials are proposed. She said she particularly likes that the structure is distinctive and the architecture is unusual while also providing a welcoming feeling from the street. She said she would support the elimination of the mounding as required; it would be nice to be able to look across the pond from Perimeter Drive. Instead of mounding, she suggested utilizing trees in groupings, seasonal color, and then to see the south elevation would be very attractive and inviting. She indicated most people would not imagine this structure is a funeral home.

Mr. Miller agreed to the compatibility of the use and to the elimination of the mound. He said if the shared access could come to life it would help a lot. He asked if there is a way to soften the south and north elevations. He said the building behind this property has a similar type roof at the entry. He stated he likes the conceptual design and thought that landscaping may provide the softening. He expressed the view across the pond is going to be spectacular and the parking behind is very appropriate.

Warren Fishman encouraged the applicant to work for a joint entrance. He asked how many parking spaces are typical of a funeral home.

Randy Schoedinger, Schoedinger Funeral Service, 229 E. State Street, Columbus, Ohio, 43215, said their largest funeral home has about 140 parking spaces and the average would be around 80 spaces.

Mr. Fishman said he has been to a Schoedinger Funeral Home where he could not find a parking spot. He said a lot of visiting hours are 5 pm to 8 pm, etc. so people are going right after work and concluded the service would be during a busy time for Perimeter Drive. Not only is a shared access encouraged, he asked, if there would be any overflow parking available. He emphasized he is apprehensive about the 98 parking spaces proposed and emphasized the need for overflow parking.

Mr. Schoedinger said he can talk to adjacent businesses and ask for areas to be used for overflow parking; there are a number of neighbors they do that with in other locations.

Mr. Wilson emphasized the need for overflow parking as well as pedestrian access. He said it would be nice to provide seating for the pedestrians as they come in, especially when it gets busy, because this is a large property and a large number of people arriving will be elderly. He said he does not see the need for required mounding but it is nice to see some movement of the earth so maybe there is undulation in the landscape here and there.

Ms. Newell said she believes this proposal is compatible with existing development. She said she has no objection to the funeral home being here. She said generally a mound is used in landscaping when there is something to hide or not to be visible directly. She confirmed this is a retention pond of which she would be supportive of with good landscaping and a mound is not necessary. She said Mr. Ford said “flat roof” but maybe “low slope” is more what the architect meant like a quarter-inch per foot. She suggested the side elevations could use more attention and to soften the structure. She recommended overflow drainage with the scuppers that are on the outside of the building so this could be unsightly unless they are architecturally well planned into the building. She said the overhead door would have to be screened so she is anticipating additional landscaping on the site.

The Chair asked the applicant if he received enough feedback from the Commission to which he answered affirmatively.

**2. BSD SCN – Residences at Tuller Heights
18-021BPR**

**PID: 273-008811
Informal Review**

The Chair, Victoria Newell, said the following application is a proposal for a four-story and 132-unit residential facility with associated site improvements for a 2.48-acre site zoned Bridge Street District Sawmill Center Neighborhood. She said the site is northwest of the intersection of John Shields Parkway and Village Parkway. She said this is a request for an informal review and feedback on a Basic Plan Review application, prior to formal review by City Council.

Claudia Husak said she was filling in for the case manager, Joanne Shelly who is traveling.

Ms. Husak said since new Commission members have come onboard, staff is reviewing the process and she explained the process contained in the Bridge Street Code. Ultimately, she said, City Council will receive a formal recommendation from the ART and then Council is the reviewing and approval body for this application and would select a reviewing body for any future applications.

Ms. Husak presented an aerial view of the site and explained it is not a parcel but it is portions of land leftover from the old Buyer’s site as well as land that Casto currently owns and it is just east of Tuller Flats and west of the AMC Theatre in Dublin Village Center. Therefore, she said, this would be situated on a very prominent corner of the two rights-of-way. She added that the City has the John Shields Parkway Greenway planned. She mentioned that the Greystone Mews residential development is to the south and the City has reached out to those residents and there have been no requests for a meeting or any kind of negative feedback or concerns expressed.

Ms. Husak presented photographs of the existing conditions and noted the vacant lot and the sidewalk that is within John Shields Parkway – the brick pavers are what is being used throughout the district.

Ms. Husak presented the proposed site plan with the schematic footprint on the aerial view. She said this is a proposal for a Senior Living Apartment complex, which is permitted in the district as a multi-family