



To: Members of Dublin City Council

From: Dana L. McDaniel, City Manager 

Initiated By: Vincent A. Papsidero, FAICP, Planning Director
Logan M. Stang, Planner II

Date: April 30, 2019

Re: Ordinance 24-19 – Rezoning approximately 2.3 acres on the east side of Coffman Road, at the intersection with Adventure Drive from R, Rural District to SO, Suburban Office and Institutional District. (Case 19-019Z)

Summary

This is a request by the property owner for review and approval of a standard district rezoning from R, Rural District to SO, Suburban Office and Institutional District for an approximately 2.3-acre site.

Background

The property was rezoned from Washington Township zoning to R, Rural District in 2004 as part of area rezonings sponsored by the City. The site was developed under the previous zoning standards and has been owned and operated by the Board of Education of the Dublin City School District. This property along with the majority of the land east of the site was annexed into the City in 1986.

SO, Suburban Office and Institutional District

153.026(A) Permitted Uses

Permitted Uses in the district include a number of administrative, institutional, and professional uses such as general & medical office, legal services, political organizations, libraries, and religious organizations. Child and daycare centers are permitted provided applicable Code provisions are met regarding the specific use.

153.026(B) Conditional Uses

Conditional Uses allow for auto-oriented uses, personal services such as beauty & barber shops, eating and drinking establishments, fitness centers, and animal services such as grooming, training, and veterinarians.

153.026(C) Development Standards

Development standards in the SO district are primarily based on the size of the proposed building or development. There is no minimum lot size or required lot width except that the lot must be large enough to meet all the standards listed in the SO section. Required side & rear yard setbacks are based on a calculation of the closest parallel elevation being one-fourth the sum of the height and width of that elevation. The minimum for all side and rear yard setbacks in this district is 15 feet unless otherwise determined by the previous calculation.

Community Plan

Future Land Use

The Community Plan identifies this property as “Civic/Public Assembly”. This land use is intended for public buildings and institutions owned and operated by governmental or other public agencies. This classification includes public schools, public cemeteries, government offices and other governmental activities. The proposed rezoning allows for uses, either permitted or conditional, that align with the future land use designation.

Special Area Plan

The subject property is not located within any Special Area Plan as adopted by the Dublin Community Plan. The closest area plan to the subject property is located south, the Emerald/Perimeter Area Plan. This rezoning will not result in any impact to the recommendations of the special area plans or general recommendations of the Dublin Community Plan.

Thoroughfare Plan

The property has frontage on Coffman Road which is classified as a “Minor Arterial” with an existing and planned right-of-way of 80 feet. The existing roadway that abuts the subject property currently meets the Thoroughfare Plan requirements and therefore no right-of-way dedication is required with this rezoning. Any future improvements to Coffman Road would be based on a development proposal and subject to review and approval by the Engineering Division.

Recommendation of the Planning and Zoning Commission

The Commission reviewed and recommended approval to City Council of this rezoning at their April 4, 2019 meeting.

Staff Recommendation

Planning recommends City Council approval of Ordinance 24-19 at the second reading/public hearing on May 20, 2019.

RECORD OF ORDINANCES

Ordinance No. 24-19

Passed _____, _____

AN ORDINANCE REZONING APPROXIMATELY 2.3 ACRES ON THE EAST SIDE OF COFFMAN ROAD, AT THE INTERSECTION WITH ADVENTURE DRIVE FROM R, RURAL DISTRICT TO SO, SUBURBAN OFFICE AND INSTITUTIONAL DISTRICT. (CASE 19-019Z)

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Dublin, State of Ohio, _____ of its elected members concurring, that:

Section 1. The following described real estate, (see attached legal description and survey), situated in the City of Dublin, State of Ohio, is hereby rezoned SO, Suburban Office and Institutional District, and shall be subject to regulations and procedures contained in Ordinance No. 21-70 (Chapter 153 of the Codified Ordinances), the City of Dublin Zoning Code and amendments thereto.

Section 2. The application, including the list of contiguous and affected property owners, and the recommendations of the Planning and Zoning Commission, are all incorporated into and made an official part of this Ordinance and said real estate shall be developed and used in accordance there within.

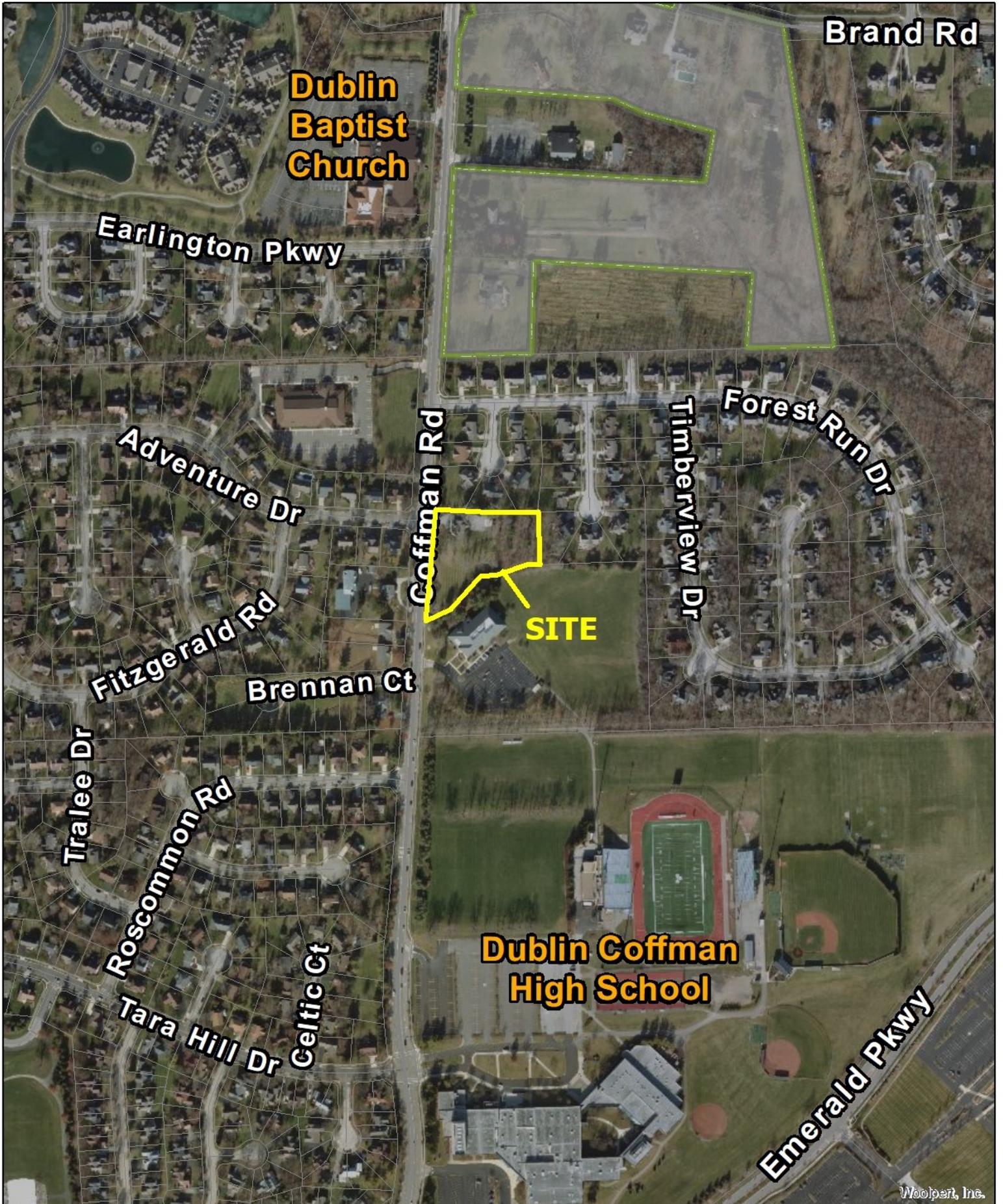
Section 3. This Ordinance shall take effect upon the earliest date permitted by Law.

Passed this _____ day of _____, 2019.

Mayor - Presiding Officer

ATTEST:

Clerk of Council



Dublin Baptist Church

Brand Rd

Earlington Pkwy

Coffman Rd

Timberview Dr

Forest Run Dr

Adventure Dr

Fitzgerald Rd

Brennan Ct

SITE

Tralee Dr

Roscommon Rd

Tara Hill Dr

Celtic Ct

Dublin Coffman High School

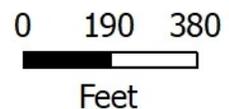
Emerald Pkwy

Woolpert, Inc.



City of Dublin

19-019Z
Standard District Rezoning
Dublin Technology Center
7060 Coffman Road





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CITY OF DUBLIN
PLANNING

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Planning | 2017

Case # 19 - 019Z

PLANNING APPLICATION

This is the general application form for Boards and Commissions. In addition, applicants should submit a checklist with the requirements for the application type indicated below. Attach additional sheets if necessary.

I. REVIEW REQUESTED:

- Administrative Appeal
- Administrative Departure
- Amended Final Development Plan
- Amended Final Development Plan - Sign
- Architectural Review Board
- Basic Development Plan Review
- Basic Site Plan Review
- Building Code Appeal
- Community Plan Amendment
- Concept Plan
- Conditional Use
- Development Plan Review - Bridge Street District
- Development Plan Review - West Innovation District
- Demolition
- Final Development Plan
- Final Plat
- Informal Review
- Master Sign Plan
- Minor Modification
- Minor Project Review
- Minor Subdivision
- Non-Use (Area) Variance
- Preliminary Development Plan/PUD Rezoning
- Preliminary Plat
- Site Plan Review - Bridge Street District
- Site Plan Review - West Innovation District
- Special Permit
- Standard District Rezoning
- Use Variance
- Waiver Review
- Wireless Communications Facility
- Zoning Code Amendment

II. PROPERTY INFORMATION: Provide information about the property including existing and proposed development.

Property Address(es): 7060 Coffman Road	
Tax ID/Parcel Number(s) (List All): 273-004526	Parcel Size(s) in Acres (List Each Separately): 2.29 acres
Existing Land Use/Development: Dublin School Board Office	Existing Zoning District: R-Rural
Proposed Land Use/Development: Dublin School Board Office	Proposed Zoning District: Suburban Office and Institutional District SO

III. CURRENT PROPERTY OWNER(S): Indicate the person(s) or organization(s) who own the property proposed for development.

Name (Individual or Organization): Board of Education of the Dublin School District
Mailing Address (Street, City, State, ZIP): 7030 Coffman Road Dublin, OH 43017
Email/Phone Number: Jeff Stark 614-760-4323 stark_jeff@dublinschools.net

For questions or more information, please contact Planning at 614.410.4600 | www.dublinohioUSA.gov



EVERYTHING GROWS HERE.

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FEB 28 2019

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ATLANTA REGIONAL PLANNING

IV. APPLICANT(S): Complete this section if the person/organization representing the applicant/ property owner is different from the applicant.

Not Applicable

Name (Individual or Organization): Board of Education of the Dublin City School District

Mailing Address (Street, City, State, ZIP): 7030 Coffman Road, Dublin, OH 43017

Phone Number: Jeff Stark 614-760-4323

Email: stark_jeff@dublinschools.net

V. REPRESENTATIVE(S): Complete this section if the person/ organization representing the applicant/ property owner is different from the applicant (such as the project manager or property owner's legal council).

Not Applicable

Name (Individual or Organization): Jackson B. Reynolds III c/o Smith & Hale LLC

Mailing Address (Street, City, State, ZIP): 37 W. Broad St., #460, Columbus, OH 43215

Phone Number: 614-221-4255

Email: jreynolds@smithandhale.com

VI. PROPERTY OWNER'S AUTHORIZATION OF APPLICANT(S)/ AUTHORIZED REPRESENTATIVE: The Property Owner listed in Section III must authorize the Applicant listed in Section IV and/or the Authorized Representative listed in Section V to act on the Owner's behalf with respect to this application.

Not Applicable

I Jeffrey Stark on behalf of _____, the **property owner**, hereby authorize Jackson B. Reynolds III to act as my **representative(s)** in all matters pertaining to the processing and approval of this application, including modification to the application. I agree to be bound by all representations and agreements made by the designated representative (listed in Sections III and/or IV).

Original Signature of Property Owner (listed in Section II): [Signature] Date: 2.25.19

Subscribed and sworn before me this 25th day of February, 2019
 State of Ohio
 County of Franklin Notary Public Eddie Carton

EDIE CARTON
 Notary Public, State of Ohio
 My Commission Expires 02-03-2023



VII. AUTHORIZATION TO VISIT THE PROPERTY: Site visits to the property by City representative are essential to process the application. The Property Owner/ Applicant/ Authorized Representative (listed in Section II), hereby authorizes City representatives to enter, photograph, and post a notice on the property described in this application. This is optional, but strongly recommended.

I Jackson B. Reynolds III _____, the **property owner** or **authorized representative**, hereby authorize City representatives to enter, photograph and post a notice on the property described in the application.

Original Signature of Property Owner or Authorized Representative: _____ Date: _____

For questions or more information, please contact Planning at 614.410.4600 | www.dublinohioUSA.gov



EVERYTHING GROWS HERE.

VIII. APPLICANT'S AFFIDAVIT OF ACKNOWLEDGMENT: This section must be completed with an **original signature** and **notarized**.

Original Document Attached

I Jackson B. Reynolds III, the **property owner or authorized representative**, have read and understand the contents of this application. The information contained in this application, attached exhibits and other information submitted is complete and in all respects true and correct to best of my knowledge and belief.

Original Signature of Property Owner or Authorized Representative:	Date:
--	-------

Subscribed and sworn before me this ____ day of _____, 20____
 State of _____
 County of _____ Notary Public _____

FOR OFFICE USE ONLY:

Case Title: <u>R- DUBLIN TECHNOLOGY CENTER REZONING</u>	Date Received: <u>2/28/19</u>
Case Number: <u>19-019Z</u>	Next Decision Due Date (If Applicable):
Amount Received: <u>\$ 4,340.00</u>	
Receipt Number:	Final Date of Determination:
Reviewing Body (Circle One): ART ARB BZA <u>CC</u> PZC	
Map Zone: <u>A-1</u>	
Determination or Action:	Related Cases:
Ordinance Number (If Applicable):	

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 PLANNING
FILE COPY





Case # _____ - _____

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Existing Land Use/Development: Dublin School Board Office	Existing Zoning District: R-Rural
Proposed Land Use/Development: Dublin School Board Office	Proposed Zoning District: Suburban Office and Institutional District (SOI)

III. CURRENT PROPERTY OWNER(S): Indicate the person(s) or organization(s) who own the property proposed for development.

Name (Individual or Organization): Board of Education of the Dublin School District
Mailing Address (Street, City, State, ZIP): 7030 Coffman Road Dublin, OH 43017
Email/Phone Number: Jeff Stark 614-760-4323 stark_jeff@dublinschools.net

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Not Applicable

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Not Applicable

Name (Individual or Organization):	Jackson B. Reynolds III c/o Smith & Hale LLC
Mailing Address (Street, City, State, ZIP):	37 W. Broad St., #460, Columbus, OH 43215
Phone Number:	614-221-4255
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Original Signature of Property Owner (listed in Section II):	Date:
--	-------

Subscribed and sworn before me this _____ day of _____, 20____
 State of _____
 County of _____ Notary Public _____

VII. AUTHORIZATION TO VISIT THE PROPERTY: Site visits to the property by City representative are essential to process the application. The Property Owner/ Applicant/ Authorized Representative (listed in Section II), hereby authorizes City representatives to enter, photograph, and post a notice on the property described in this application. This is optional, but strongly recommended.

I Jackson B. Reynolds III _____, the property owner or authorized representative, hereby authorize City representatives to enter, photograph and post a notice on the property described in the application.

Original Signature of Property Owner or Authorized Representative: <u>Jackson B. Reynolds III</u>	Date: <u>2/20/19</u>
---	----------------------

For questions or more information, please contact Planning at 614.410.4600 | www.dublinohioUSA.gov

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Original Document Attached

I Jackson B. Reynolds III, the **property owner** or **authorized representative**, have read and understand the contents of this application. The information contained in this application, attached exhibits and other information submitted is complete and in all respects true and correct to best of my knowledge and belief.

Original Signature of Property Owner or Authorized Representative: Jackson B. Reynolds III Date: 2/28/19

Subscribed and sworn before me this 28th day of February, 2019
 State of Ohio
 County of Franklin Notary Public Natalie C Timmons



Natalie C. Timmons
 Notary Public, State of Ohio
 My Commission Expires 09-04-2020

FOR OFFICE USE ONLY:

Case Title:	Date Received:
Case Number:	
Amount Received:	Next Decision Due Date (If Applicable):
Receipt Number:	
Reviewing Body (Circle One): ART ARB BZA CC PZC	Final Date of Determination:
Map Zone:	
Determination or Action:	Related Cases:
Ordinance Number (If Applicable):	





**DESCRIPTION OF A 2.310 ACRE TRACT EXHIBIT A
FOR THE BOARD OF EDUCATION OF THE DUBLIN CITY SCHOOL DISTRICT**

FILE CO.

Situated in the State of Ohio, County of Franklin, City of Dublin. Being part of Virginia Military Survey No. 2543, and being the sum total of a 1.731 acre parcel, and a 25,248 square foot parcel consisting of part of Lot Numbers 92 and 93 of The Woods of Indian Run, recorded in Plat Book 76, page 9 of the Franklin County Recorder's Office, said two parcels conveyed to Heartland Bank, recorded in Instrument Number 201012220174171, also of the Franklin County Recorder's Office, being more particularly described as follows:

BEGINNING at a MAG nail set in the centerline of Coffman Road (variable width right-of-way) at a southwest corner of The Woods of Indian Run, the northwest corner of the above referenced 1.731 acre tract;

Thence, **South 85°25'30" East** along the north line of said 1.731 acre tract, the south line of The Woods of Indian Run for a distance of **250.00 feet** to a 1" iron pipe found at the northeast corner of said 1.731 acre tract, passing an iron pipe set at 22.50 feet, passing a 3/4" iron pipe found at the southwest corner of Lot 94 at 40.00 feet, and passing a 3/4" iron pipe found at the common corner of Lot 94 and 93 at 129.46 feet. Said 1" iron pipe also being the northwest corner of the above referenced 25,248 square foot parcel;

Thence, **North 89°15'52" East** along the north line of said parcel, crossing the original Lots 93 and 92, for a distance of **126.79 feet** to a 3/4" iron pipe found at an angle point in the east line of Lot 92, the northwest corner of Lot 85, passing a 3/4" iron pipe found (HOY Cap) at the intersection of this line with the original lot line between Lots 93 and 92;

Thence, **South 00°29'07" East** along the east line of Lots 92 and 93 for a distance of **177.07 feet** to a 3/4" iron pipe found (HOY Cap) on a south line of The Woods of Indian Run, the southwest corner of Lot 85, the southeast corner of the above referenced 25,248 square foot parcel, and being on the north line of a 9.590 acre tract conveyed to The Board of Education of the Dublin Local School District (Official Record 06749 103);

Thence, **South 89°30'53" West** along said south line of The Woods of Indian Run, the north line of said 9.590 acre tract for a distance of **47.86 feet** to a 1" iron pipe found in a ditch at an angle point in said south line;

Thence, **South 71°57'44" West**, continuing along said line and along said ditch for a distance of **102.03 feet** to a 3/4" iron pipe found (RDZ Cap) at a southwest corner of The Woods of Indian Run, an original southwest corner of Lot 93 and the southeast corner of the above referenced 1.731 acre tract;

Thence, continuing along said ditch, the south line of said 1.731 acre tract, the north line of said 9.590 Board of Education tract, the following courses:

South 69°35'02" West for a distance of **55.46 feet** to an iron pipe set;

South 47°56'57" West for a distance of **140.56 feet** to an iron pipe set;

South 68°23'40" West for a distance of **115.00 feet** to a MAG nail set, passing an iron pipe set on the easterly right-of-way line of Coffman Road (22.50 east of centerline) at a distance of **89.93 feet**;

EXHIBIT A cont

Thence, North 04°34'30" East along the centerline of Coffman Road for a distance of 384.44 feet returning to the POINT OF BEGINNING.

Containing 2.310 acres, more or less.

Parcel No. 273-004526
7060 Coffman Rd., Dublin, OH 43017

Together with and subject to covenants, easements, and restrictions of record.

All iron pipes set are 3/4" iron pipe being 30 inches in length with a 1" yellow plastic cap inscribed "Sands Decker".

Bearings are based on the centerline of Coffman Road as North 04°34'30" East, as shown on the plat of The Woods of Indian Run, Plat Book 76, Page 9 of the Franklin County Recorder's Office.

This description is based upon an actual field surveys performed in January 2011 by Sands Decker CPS LLC, and records on file at the Franklin County Recorder's Office.



Anthony R. Sheck, P.S. 6954
1-19-11
Date



O-107-J
ALL OF
(273)
004526

DESCRIPTION
DEAN C. RINGEL, P.E.
BY: 
DATE: 01-18-2011

ALL OHIO TITLE AGENCY, LLC
P.O. Box 973
Pataskala, Ohio 43062-0973

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FEB 28 2019
CITY OF DUBLIN
PLANNING

FILE COPY

Peter J & Erinn D Nyikes
7109 Starkeys Court
Dublin, OH 43017
273-006080-00

Hugh N Westwater
72 South Fourth Street, 2nd Floor
Columbus, OH 43215
273-006081-00

Ryan & Tisha Devine
7125 Starkeys Court
Dublin, OH 43017
273-006082-00

Corp Presiding Bishop of Church
Jesus Christ Latter Day Saints
c/o LDS Church Real Estate Div.
50 East North Temple
Salt Lake City, UT 84150-9001
273-001046-00

Ruma Group LLC
10104 Brewster Lane, Suite 100
Powell, OH 43065
273-012729-00

Rock Craft LLC
7051 Coffman Road
Dublin, OH 43016
273-001076-00

RLT
Catherine A Taylor
5325 Adventure Drive
Dublin, OH 43017
273-001078-00

Kevin E Nichols
5324 Adventure Drive
Dublin, OH 43017
273-001169-00

Zane T & Carrie L Daniels
5316 Adventure Drive
Dublin, OH 43017
273-001170-00

Andrew P & Monica L Powers
5308 Adventure Drive
Dublin, OH 43017
273-001171-00

Kevin B & Ann E Nicol
7236 Achill Drive
Dublin, OH 43017
273-006066-00

Jennifer W & Jeffrey T McCallister
7136 Forest Run Court
Dublin, OH 43017
273-006067-00

Ken C N Chee
7128 Forest Run Court
Dublin, OH 43017-1015
273-006068-00

Mark A & Catherine A Shaw TR
7120 Forest Run Court
Dublin, OH 43017
273-006069-00

Kristine L Niemiec TR
7100 Forest Run Court
Dublin, OH 43017
273-006070-00

Mark K & Rosemarie E Sabath
7121 Forest Run Court
Dublin, OH 43017
273-006071-00

Lisa A Kelley TR
2712 Bexley Park Road
Columbus, OH 43209
273-006072-00

Nguyen H Nguyen
7137 Forest Run Court
Dublin, OH 43017
273-006073-00

Thomas A & Theresa A Woodward
7145 Forest Run Court
Dublin, OH 43017-1015
273-006074-00

Wenjun Peng
7153 Forest Run Court
Dublin, OH 43017
273-006075-00

Robert M Vanvliet
Demaris L Beihl
7124 Starkeys Court
Dublin, OH 43017
273-006076-00

Jon L & Miriam Y Clingman
7116 Starkeys Court
Dublin, OH 43017-1014
273-006077-00

Christopher M & Laura B Werner
7108 Starkeys Court
Dublin, OH 43017
273-006078-00

Kristopher K & Patricia S W Koehler
7100 Starkeys Court
Dublin, OH 43017-1014
273-006079-00



FILE COPY

FILE COPY



Dublin City Schools
Rezoning Request Statement
R-Rural to SOI
7060 Coffman Road

1. Explain the existing zoning and proposed change, and specify into which zoning district the applicant intends to rezone the property.

The existing zoning of the property is R-Rural, reflective of the past use of the property for single family use. The School Board purchased the property and is using the property for school administrative office activities. The School Board is requesting a rezoning for the property to the Suburban Office and Institutional (SOI) District to permit continued use of the property for school administrative activities.

2. State how the proposed rezoning relates to existing land use character of the vicinity and to the Dublin Community Plan. If the proposal is inconsistent with the Community Plan, then justify the proposed deviation from the Community Plan.

The requested rezoning to the SOI district is appropriate as it is for a school related activity and the School Board owns the abutting properties all the way down to Emerald Parkway (the School Board's Administrative office and Coffman High School). The rezoning will allow the subject property to be used for school activities rather than a conditional use in the R-Rural district. The Community Plan calls for the subject property to be Residential Medium Density but it abuts the larger Public Institutional/Civic area so the inclusion of the subject parcel in to the Suburban Office and Institutional District is an appropriate accommodation. The deviation is slight and the use is not one that is not permitted under the current zoning district.

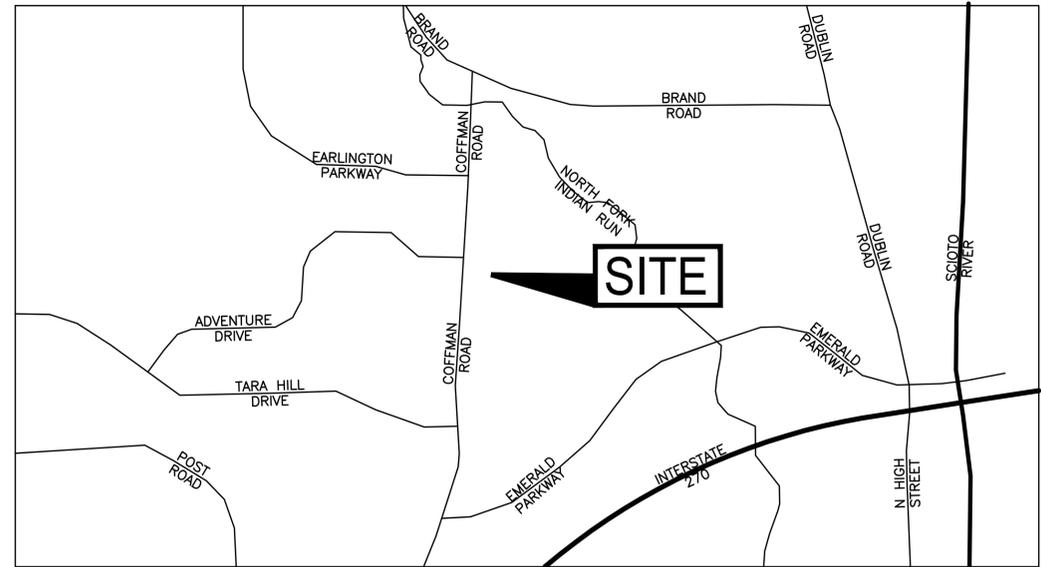
3. Explain how the proposed rezoning meets the requirement for the standard zoning district into which the applicant intends to rezone the property.

The Suburban Office and Institutional district permits schools and school related activities as permitted uses so the rezoning will allow the continued use of the property for school related activities as a permitted use rather than a conditional use as detailed under the R-Rural district. The use of the property will be controlled by the development standards found in the SOI district rather than the R-Rural district thereby acknowledging the continued use of the property for school activities.

4. If a previous application to rezone the property has been denied by City Council within the last twelve months, list when and state the basis for reconsideration as noted in Section 153.234.

There has been no rezoning request therefore City Council within the last twelve months for this property.

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
DUBLIN CITY SCHOOLS
7060 COFFMAN ROAD
REZONING EXHIBIT



VICINITY MAP
 NOT TO SCALE



LEGEND	
	SUBJECT PARCEL ZONED R-RURAL DISTRICT
	ADJOINING ZONING DISTRICTS

SHEET INDEX

COVER PAGE	1
EXISTING CONDITIONS PLAN	2

SITE DATA

PID: 273-004526-00
 ADDRESS: 7060 COFFMAN RD., DUBLIN OH 43017
 OWNER: BOARD OF EDUCATION OF THE DUBLIN CITY SCHOOL DISTRICT
 AREA: 2.29 ACRES (PER AUDITOR)
 ZONING: R-RURAL

OWNER / DEVELOPER / APPLICANT

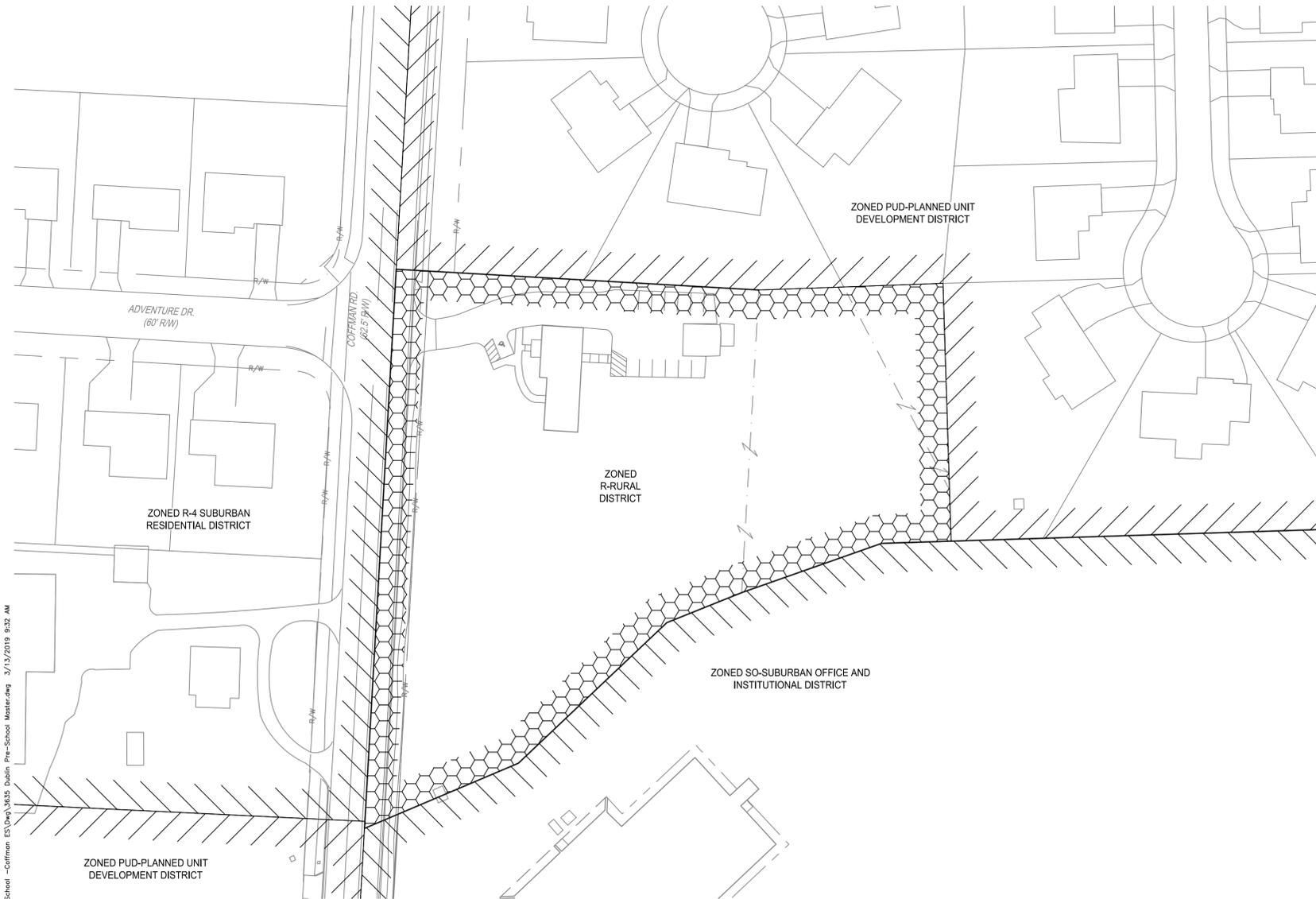
DUBLIN CITY SCHOOLS
 7030 COFFMAN ROAD
 DUBLIN, OHIO 43017
 PHONE: 614-764-5913
 CONTACT: TBD

ENGINEER

SANDS DECKER CPS, LLC.
 1495 OLD HENDERSON ROAD
 COLUMBUS, OHIO 43220
 PHONE: 614-459-6992
 CONTACT: GLENN DECKER

ARCHITECT

SCHORR ARCHITECTS
 230 BRADENTON AVENUE
 DUBLIN, OHIO 43017
 PHONE: 614-798-2096
 CONTACT: TONY SCHORR



EXISTING ZONING MAP
 SCALE: 1" = 50'



S:\Schorr_3635_Dublin_Pre-School-Coffman-ES\03-13-2019_8:32 AM



Know what's below.
 Call before you dig.

7060 COFFMAN ROAD
DUBLIN, OH 43017



EXISTING CONDITIONS PLAN 1
SCALE: 1" = 40'
NORTH



Know what's below.
Call before you dig.

**7060 COFFMAN ROAD
DUBLIN, OH
43017**

03-13-19 REZONING EXHIBIT

These drawings are instruments of professional service by Sands Decker CPS, LLC for the designated project. Sands Decker CPS, LLC assumes no liability for unauthorized use of these drawings, specifications, and documents.

S:\Shorr_3635 Dublin Pre-School -Coffman ES\Dwg_3635 Dublin Pre-School Master.dwg 3/13/2019 8:32 AM



RECORD OF ACTION

Planning & Zoning Commission

Thursday, March 7, 2019 | 6:30 pm

The Planning and Zoning Commission discussed the following proposal at this meeting:

**2. R – Dublin Technology Center – Rezoning 7060 Coffman Road
19-019Z Rezoning**

Proposal: A standard district rezoning, to rezone 2.29 acres from Rural District to Suburban Office and Institutional District to permit office and institutional uses for the property.

Location: East of the intersection of Coffman Road and Adventure Drive.

Request: Review and recommendation of approval to City Council for a standard district rezoning under the provisions of Zoning Code Section 153.232.

Applicant: Jeff Stark, Dublin City Schools represented by Jackson Reynolds III, Smith and Hale.

Planning Contact: Logan M. Stang, Planner I

Contact Information: 614.410.4652, lstang@dublin.oh.us

Case Information: www.dublinohiousa.gov/pzc/19-019

MOTION: Mr. Wilson moved, Mr. Fishman seconded, to recommend approval to City Council for a Rezoning to permit office and institutional uses for the property.

VOTE: 6 – 0.

RESULT: The Rezoning was forwarded to City Council with a recommendation of approval.

RECORDED VOTES:

Victoria Newell	Recused
Jane Fox	Yes
Warren Fishman	Yes
Kristina Kennedy	Yes
William Wilson	Yes
Mark Supelak	Yes
Rebecca Call	Yes

STAFF CERTIFICATION

Claudia D. Husak, AICP, Senior Planner
Manager of Current Planning



2. R – Dublin Technology Center – Rezoning, 7060 Coffman Road, 19-019Z, Rezoning

Ms. Newell recused herself from the next case, because she is working with Dublin City Schools on a project. The Vice Chair will officiate.

Ms. Kennedy stated that this application is a proposal for a standard district rezoning, to rezone 2.29 acres from Rural District to Suburban Office and Institutional District to permit office and institutional uses for the property. The site is east of the intersection of Coffman Road and Adventure Drive. This is a request for a review and recommendation of approval to City Council for a Rezoning under the provisions of Zoning Code Sections 153.232 and 153.234.

Case Presentation

Ms. Husak stated that this is a proposal from Dublin City Schools to rezone 2.3 acres from R, Rural District to SO, Suburban Office and Institutional District to permit office and institutional uses for the property. Because this is a standard rezoning, all of the use, setback, lot coverage and parking regulations fall within the zoning code, and no PUD is required. All rezonings occur by legislation, so the Commission would consider recommending the application to City Council for approval to establish this zoning on the site for future use. That legislation would be considered by Council at their May meetings. After Council approval, the School would be free to proceed with application for building permits to pursue any improvements to the site or the building.

Site

The site is a 2.29 acres just north of what is currently the Administration Building of Dublin City Schools on the east side of Coffman Road. The Future Land Use Map within the Community Plan is the first document that is considered when rezoning requests are submitted. That map cites this site as an Institutional Use, so their request aligns with that. The site is currently zoned Rural because most land that is annexed to the City receives Rural zoning as the base line zoning. As improvements occur, applicants pursue a rezoning of the proposal. The site immediately to the south is also zoned as Suburban Office (SO). The rezoning would align the two sites. The intent is for them to work in cohesion, particularly with the new Emerald Campus and the moving of some uses from the southern building to that campus. With a standard district rezoning, there are no review criteria, other than the Community Plan. There is no particular Area Plan for this parcel in the Community Plan. Staff recommends that the Commission approve and recommend this application to City Council for approval.

Ms. Fox inquired if the adjacent property is zoned Suburban Office.

Ms. Claudia responded that the property to the south is zoned Suburban Office.

Ms. Call stated that she has not reviewed the difference between Conditional and Permitted Uses at this point, but some of the uses are Medical Offices and Insurance Offices – businesses that generate a higher traffic volume.

Applicant Presentation

Glen Dugger, Smith and Hale LLC, 37 W. Broad Street, Columbus, OH 43215, stated that Jeff Stark, Director of Real Estate, Building and Planning, Dublin City Schools, is present this evening,

as well. The Schools are engaged in a multi-faceted building program. The current central offices are moving to the Emerald Campus. Currently, Dublin Schools operates a preschool in five of their elementary school buildings. It is better not to locate preschoolers next to 5th graders. An interesting factor is that when the child reaches the age to begin Kindergarten, their school year will begin in September; however, a three-year old may begin the preschool program immediately after their birthday. Therefore, the preschool facilities will be occupied year-round. Due to a change in the law, Dublin Schools is aggregating their preschool program to the building to the south, which is zoned SO – Suburban Office. That building, the current Administration Building, will be completely rehabilitated to house the aggregated Preschool Program. This older building was used as the I.T. building, and is currently used as a meeting/training center for the school district. The plan is for this property to work with the property to the south, so they need to be aligned and zoned together. The property to the south is zoned SO, and rezoning this building to SO, as well, is consistent with the Dublin Community Plan. It is not the School's intention to ever sell the property or redevelop it for purposes other than school district uses. As stated, it is important that the two buildings work together in regard to access, which is the reason for the rezoning. It is in the best interests of the School District to continue to provide for what will be the 3-year-old preschool program.

Jeff Stark, Chief Operating Officer, Dublin City Schools, 6371 Shier Rings Road, Dublin, stated that the school levy that recently passed was based upon the anticipated level of enrollment. School enrollment has exceeded 16,000 students. In the last three years, enrollment has increased over 2,000 students, which is the size of an average school district in the State of Ohio. Per the Dublin Schools Master Plan, groundbreaking for two new elementary schools will occur April 12. A middle school also will be built; additions will be added to two of the three high schools; and the other will be receiving extensive repairs. According to their future growth assessments, Dublin Schools does not anticipate reaching a leveling-off point until 2030. Therefore, the Schools will be retaining all its current property and potentially acquiring additional. It may be necessary to use a small portion of this parcel to create a lane for bus drop-offs.

Ms. Call inquired if, because five preschools will be aggregated at this site, has a study been conducted to evaluate the projected increase in traffic volume.

Mr. Stark responded that a traffic study on increased traffic volume on Coffman Road has not yet been conducted; however, there will be no increase in the total number of buses running in the District. Currently, there are approximately 146 buses and 195 drivers. The Schools are attempting to schedule a meeting with City Administration to discuss Coffman High School traffic. With the addition of the Emerald Campus, Coffman High School has some concerns regarding the street and signage. They will attempt to bundle the conversation regarding the Coffman High School traffic congestion with a conversation regarding the preschool traffic on Coffman Road.

Ms. Call stated that it is her understanding that the street designation of Coffman Road is Minor Arterial.

Ms. Husak responded affirmatively. The parcel to the south is not part of the rezoning. The applicant has been working with Planning and Engineering and with the Washington Township Fire Department to provide the Schools all the necessary information for the permitting of a preschool use on that site.

Ms. Fox inquired if the intent is to utilize the northern site to give aid to the southern site.
Mr. Stark responded affirmatively.

Ms. Fox inquired if they anticipate any additional structures that would be adjacent to the residential neighborhood to the north and east.

Mr. Stark responded that at this time, they are not yet certain what they will do with the Tech Center site.

Mr. Dugger stated that the parking for the Tech Center is on the north property line. In the event that building were torn down and replaced with an expansion of the preschool facility -- its next most likely use, any redevelopment would have to occur within the requirements of the Suburban Office use in terms of Setback, Parking, Building Height, etc. The legacy house is 20+ feet from the property line, and the parking is four-five feet from the property line. Any necessary redevelopment would occur in accordance with the Code requirements for SO zoning, which would not permit parking within four feet of the north property line.

Ms. Fox stated that this would be a straight rezoning; adjacent property owners would want some landscape buffer.

Mr. Dugger responded that is contained within the SO zoning.

Ms. Husak stated that it actually would be a higher requirement from Office to Residential versus a Rural to Residential. There is a six-foot fence along the northern property line, which would fulfill the screening requirement.

Ms. Fox stated that the residents are accustomed to being next to a civil and public use, but anything new would cause some concern, although it appears there will be extra protection.

Mr. Dugger stated that, unlike a business, they are a school district. They want to do everything in partnership with the community. For example, they have been meeting with the East Dublin Civic Association every quarter in regard to the new school that will be built on their Martin Road property. Because they are part of the community, they want to be in partnership with the City and the community. The big difference between the School District's transactions and other real estate transactions is that every adjacent resident to a school is also a voter.

Ms. Call requested clarification of the reason for this particular request at this particular time.

Mr. Stark responded that they will be touching the land. The School District has other legacy properties that they are not impacting at this time, but for this property, the time is now. Their intent is to use their land to the north to the advantage of their property to the south. To do so, it is important to make sure the two properties were zoned the same – SO. This rezoning also will provide citizens the assurance the School will be held to that higher standard.

Public Comment:

Trisha Koehler, 7100 Starkeys Ct., Dublin 43017, stated that Mr. Stark mentioned that a bus loop would be constructed. That is her biggest concern, as her property does back up directly to the Tech Center.

Mr. Stark stated that the bus loop being considered at this time is south of the existing building, south of the parking lot, and at the edge of the property.

Ms. Koehler inquired if it would be between the School's Central Office and the Tech Center.

Mr. Stark responded affirmatively. It would be behind the Central Office and south of the Tech Center, and between the two existing buildings.

Ms. Koehler state that a bus moving through that area would bring noise and exhaust fumes and nuisance to the residents.

Mr. Stark stated they wthey would work with the City on that addition, but it is independent of the rezoning.

Ms. Husak confirmed that it is independent of the rezoning.

Ms. Koehler stated that she spoke with Dr. Hoadley, who suggested that the bus loop would swing south of the Central Office. She is very supportive of the Schools and enjoys living where she does. However, there is one thing that has been difficult and that is the existing traffic volume. The school parking lot is much too small for the level of use. There are usually additional vehicles parked along the adjacent tree line between their property and the Tech Center. However, they deal with the situation. They are currently re-landscaping their backyard. Twenty-five years ago, the buffer of pine trees between the Tech Center building and their property was installed on their property. Consequently, it is now their responsibility to replace that old landscaping. She serves on the HOA for her neighborhood and is certain they will be very concerned about a bus loop directly abutting their backyards.

Ms. Kennedy inquired what would be her ideal resolution.

Ms. Koehler responded that it would be that the bus loop would run between the Central Office and Coffman High School. She has five children and has enjoyed her location, spending much time running between her home to the school. Having that area tainted with a bus loop is less than desirable. If that occurs, it will be due to the School's desire to protect a practice field. She would much rather see a bus loop run through a practice field than so close to their neighborhood.

Mr. Stark stated that at this time, it is just a plan. There are no drawings to show where the bus loop would be. They are only at the zoning stage.

Ms. Koehler responded that when the trees are not full, she has a direct view of the back of the Central Office parking lot, which is quite close. That parking lot touches their property line. She does not want buses to be running through that space, which is essentially their backyard.

Ms. Fox inquired if Ms. Koehler's property is Lot #93 on the graphic.

Mr. Dugger responded that it is Lot #93 in the Woods of Indian Run neighborhood.

Ms. Koehler indicated that the School Tech Center has been a much better neighbor than the previous Daycare Center. She deals with the dumpster loading at 5 am, but she does not want to deal with school bus noises and fumes in her backyard. Their HOA is very strong and the residents are very involved. They love their neighborhood, and want to protect their property values.

Ms. Call inquired if the item on the agenda is a recommendation to Council for the rezoning of that northern parcel.

Ms. Husak responded affirmatively. Either way, a school is a permitted use on that parcel at this time and will continue to be in the future, as well.

Ms. Call stated that it is her understanding that the Suburban Office use is more restrictive, so would there not be more opportunity for Council to critique and assure the details of the use in this area are appropriately addressed?

Ms. Husak responded that because it is a Standard District rezoning, the Code does not provide that additional level of review. If the site remains a Rural District, and the School District expanded the school, including busing on that site, that would be an Engineering staff review and decision. If it were to move to an Office use, any more intensive requirements would be handled at the staff level, as well.

Ms. Call inquired if there are any differences in the restrictions for the Suburban Office zoning and the Rural zoning.

Ms. Husak responded that the Suburban Office zoning allows a higher lot coverage than the Rural zoning would. However, a school use in either zoning would require the same level of parking spaces and access, as evaluated by Planning and Engineering staff.

Ms. Call inquired if that evaluation would include a traffic study.

Ms. Husak responded it would not be a traffic study, but a traffic analysis.

Ms. Fox inquired if moving from a Rural use to Suburban Office would mean that the boundary line must provide a higher protection in regard to the depth of the landscaping.

Ms. Husak stated that in the City's landscape Code, there are certain buffering requirements when there are not like uses adjacent to one another. That protection runs with the zoning, not the use. Between Rural and Residential no buffering or landscaping is required, but between SO and Residential, it is. There is a six-foot fence on the property line, however, which is a way in which to meet the buffering requirement other than with landscaping.

Ms. Fox stated that this zoning will not impact whether a driveway, parking, or bus loop can occur.

Ms. Husak responded affirmatively.

Mr. Dugger stated that it beneficial to have the resident present tonight and for her to share her comments. Now the school will know with whom to engage in the continuing discussions.

Mr. Wilson inquired if it would be possible for the Commission to recommend approval with the added condition that this should be reviewed by the Planning Commission again.

Ms. Husak responded that the Commission cannot add that condition. It is a Standard District rezoning, so everyone is bound by Zoning Code requirements that comprise the underlying zoning.

Mr. Wilson stated that if staff will conduct the review and provide approval, typically, staff will bring items to the Commission. Is this something that might rise to that level?

Mr. Husak responded negatively. That does not occur with a Standard District zoning.

Mr. Papsidero responded that if this were a Planned Unit District, then the Commission would be approving the site plan. Because it is a Straight, Standard District, it remains at the staff level, only.

Mr. Wilson inquired if staff would be working with the neighbors to ensure that their concerns are heard.

Ms. Husak responded that staff will have this meeting record to guide them in their review, as well.

Ms. Wilson inquired if the neighbors would receive notices of the application and plan, so they have opportunity to share concerns with staff.

Ms. Husak responded that they are only notified of public meetings, so they would have been notified of tonight's meeting and of Council's upcoming review of this application. In terms of the applicant's filing for building permits, there is no notification requirement.

Ms. Call inquired if it would be possible, although not required, to ask staff to notify the residents when there is application for a building permit.

Ms. Husak responded that is not possible to add any condition to a Standard District rezoning. School District representatives are present, however, and will take tonight's concerns and comments into consideration.

Mr. Stark responded that it will be handled similarly to the new school on Bright Road. They have been meeting with those residents, and will do the same with the Indian Run neighborhood residents. They will attempt to do what is best for the school and for the neighborhood.

Ms. Call stated that her request would be that, while City staff cannot notice, that they exercise good faith and notify neighbors when a zoning will have impact on them. Even though this is the School's property and they have their rights, there is an impact on the adjacent parcels.

Mr. Stark responded that is actually occurring right now with the East Dublin Civic Association, in regard to the Bright Road school site.

Ms. Husak responded that Planning staff can provide the contact information for the HOAs, as well.

Mr. Fishman stated that he recalls that the tree line buffer that Ms. Koehler is having to address now was originally required to be installed by the developer. What can be done now with this

rezoning to address that buffering requirement more appropriately and avoid that situation for the neighboring properties?

Ms. Husak responded that there is a property buffer requirement in the Zoning Code. Mr. Fishman stated that he was aware Conditions could not be added, but he was looking for some other opportunity to assure the neighbors this would not become their responsibility.

Mr. Dugger responded that he believes the best assurance is the one that Mr. Stark has stated, and that is the School District representatives will meet with this neighborhood in the same manner in which they are meeting with the East Dublin Civic Association to discuss their concerns. Each of these property owners is a voter, so the Schools will do their best to resolve any issues in the best way possible.

Mr. Wilson moved, Mr. Fishman seconded, to recommend approval to City Council for a rezoning to permit office and institutional uses for the property.

Vote on the motion: Mr. Supelak, yes; Ms. Call, yes; Ms. Fox, yes; Ms. Kennedy, yes; Mr. Fishman, yes; Mr. Wilson, yes.
(Motion Passed: 6-0)

Ms. Newell returned to the meeting.

19-019Z – DUBLIN TECHNOLOGY CENTER REZONING

Site Location

On the east side of Coffman Road, at the intersection with Adventure Drive.

Proposal

A Standard District Rezoning from R, Rural District to SO, Suburban Office & Institutional District.

Zoning

R, Rural District

Property Owner

Board of Education of the Dublin City School District

Applicant/Representative

Jack Reynolds, Smith and Hale LLC

Applicable Land Use Regulations

Zoning Code Section 153.234

Staff Recommendation

Planning recommends approval to City Council of the Standard District Rezoning.

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Case Manager

Logan Stang, Planner II

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Summary

This is a proposal to rezone 2.3 acres from R, Rural District to SO, Suburban Office & Institutional District to permit office and institutional uses for the property.

Zoning Map

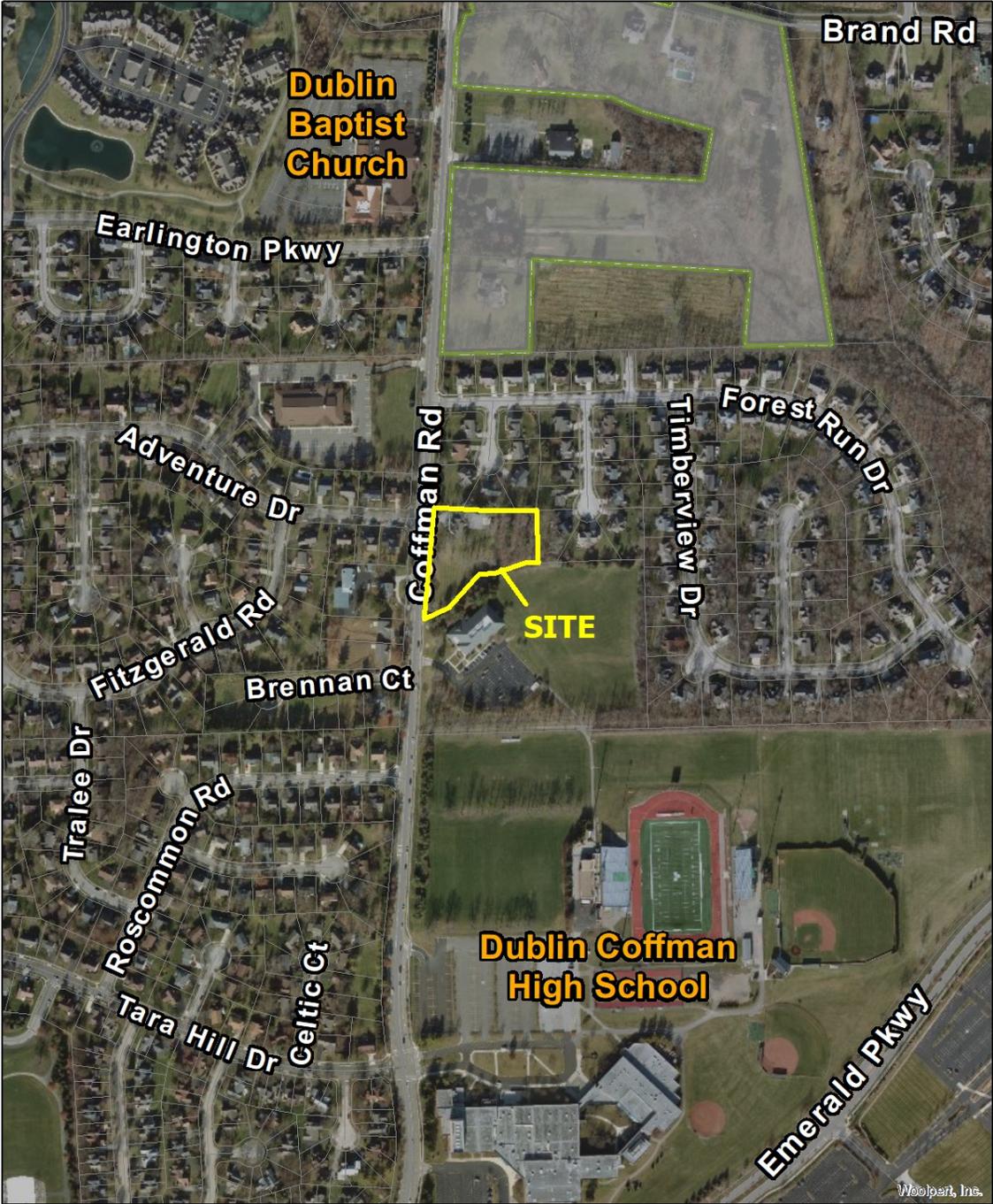


Next Steps

Following a recommendation of approval from the Planning and Zoning Commission, the application will be forwarded to City Council for review and approval. The rezoning will require two readings before City Council. Upon City Council approval, the zoning district will be effective at the earliest date allowed by law permitting the future tenant to occupy the building and make any changes to the interior.

1. Context Map

The site is located on the east side of Coffman Road, at the intersection with Adventure Drive.



 <p>City of Dublin</p>	<p>19-019Z Standard District Rezoning Dublin Technology Center 7060 Coffman Road</p>	<p>0 190 380 Feet</p> 
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2. Overview

A. Background

City Council approved Ordinance 119-03 to rezone 29 parcels comprising approximately 43 acres as annexed from Washington Township between 1881 and 2001 to establish Dublin zoning standards on March 15, 2004. The ordinance was a City sponsored application to area rezone portions of the City of Dublin that were not subjected to Dublin zoning standards. The Planning and Zoning Commission recommended approval to City Council for an area rezoning to establish Dublin zoning standards on January 8, 2004.

B. Site Characteristics

1) Natural Features

The site is partially developed with a single building and associated parking lot along the northern edge of the property. The western portion of the property is wooded along with a tree row progressing along the southern property line.

2) Historic and Cultural Facilities

There are no historic or cultural facilities present on this site.

3) Surrounding Land Use and Development Character

- North: PUD, Planned Unit Development District, Woods of Indian Run (Single-family Residential)
- East: PUD, Planned Unit Development District, Woods of Indian Run (Single-family Residential)
- South: SO, Suburban Office & Institutional District (Dublin City Schools)
- West: R-4, Suburban Residential District (Single-family Residential)

4) Road, Pedestrian and Bike Network

The site has frontage on Coffman Road (\pm 380 feet) with a single access point along the northern property line. A sidewalk extends along the Coffman Road frontage connecting to the pedestrian network.

5) Utilities

The site has access to water and sanitary sewer from Coffman Road.

C. Proposal

1) Summary

The applicant is proposing to rezone 2.3 acres from R, Rural District to SO, Suburban Office & Institutional District. The request is to permit office and institutional uses for the property to continue operations for the Dublin City School District. The applicant is not proposing any modifications to the site or exterior of this building at this time. Upon approval of this rezoning application, the site would be subject to the base requirements of the zoning code and would not be subjected to additional public review for any site or exterior modifications.

2) Permitted & Conditional Uses

The Suburban Office & Institutional District allows for numerous administrative, professional and institutional uses such as general office, medical office, insurance companies, banking organizations, libraries, political organizations, and legal services. Conditional uses in this district include personal services such as beauty and barber shops, animal services such as pet grooming and training, eating and drinking places, and exercise and fitness facilities.

3) Community Plan – Future Land Use Designation

The Future Land Use Map classifies this property as “Civic/Public Assembly”. This land use is intended for public buildings and institutions owned and operated by governmental or other public agencies. This classification includes public schools, public cemeteries, government offices and other governmental activities. The proposed Suburban Office & Institutional District allows for uses, either permitted or conditional, that align with the future land use designation.

4) Community Plan – Thoroughfare Plan

The Thoroughfare Plan is a community wide map that classifies and identifies roadways throughout the City along with planned improvements or extensions. Coffman Road is classified as a “Minor Arterial” with an existing and planned right-of-way of 80 feet. The existing roadway that abuts the subject property currently meets the Thoroughfare Plan requirements and therefore no right-of-way dedication will be required with this application. Any future improvements to Coffman Road would be based on any development proposal and subject to review and approval by the Engineering Division.

5) Community Plan – Special Area Plan

The subject property is not located within any Special Area Plan as adopted by the Dublin Community Plan. The closest area plan to the subject property is located to the south, the Emerald/Perimeter Area Plan. This rezoning will not result in any impact to the recommendations of the special area plans or general recommendations of the Dublin Community Plan.

2) Evaluation based on the Thoroughfare Plan.

Standard Met. The subject property abuts a single roadway, Coffman Road, identified in the Thoroughfare Plan. The roadway has the planned right-of-way as outlined in the Thoroughfare Plan map and no additional right-of-way is required. The proposed rezoning allows for the implementation of any future improvements to the adjacent roadways.

3) Evaluation based on the Special Area Plan.

Standard Met. The subject property is not located within any special area plan as defined in the Dublin Community Plan. The proposed rezoning will not result in any impact to meeting the recommendations of the special area plans or general recommendations of the Dublin Community Plan.

5. Recommendation

Staff Recommendation

Planning has reviewed the proposed Standard District Rezoning with respect to the Zoning Code as well as the Dublin Community Plan. Planning recommends **Approval** to City Council of the proposed standard district rezoning.