

20-014CP – PRIMROSE SCHOOL

Summary

This is a request for review and approval for a Concept Plan for the construction of a new day care facility located on a ±3.53-acre site located within the Bridge Street District (BSD).

Site Location

South of W. Dublin-Granville Road, approximately 340 feet west of the intersection with Dublin Center Drive.

Zoning

BSD-O, Bridge Street District – Office District

Property Owner

Peace Hanson LLC

Applicant/Representative

ALT Architects

Applicable Land Use Regulations

Zoning Code Section 153.066

Case Manager

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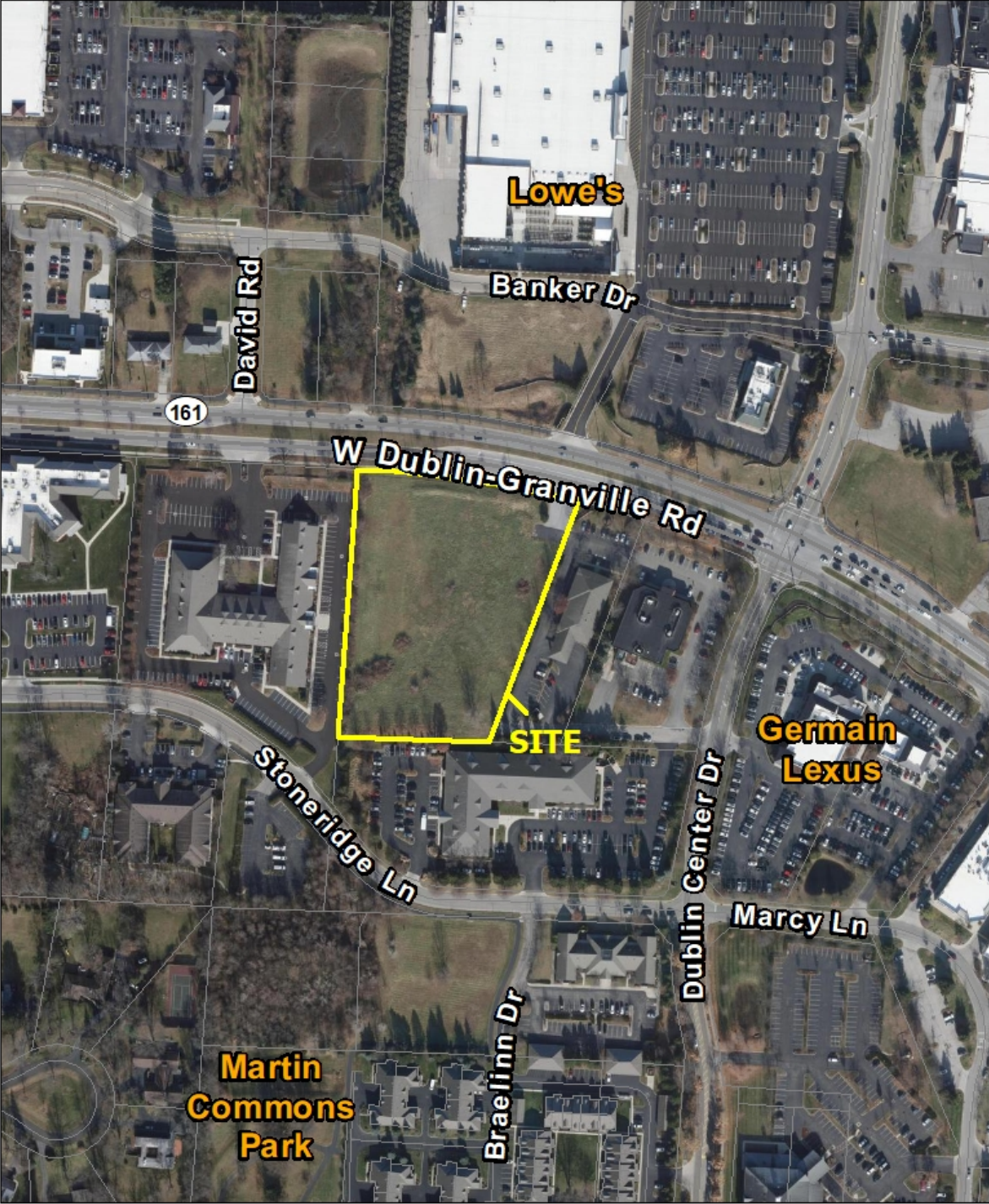
Next Steps



Following approval of the Concept Plan, the applicant may work with Staff to develop a Preliminary Development Plan and Preliminary Plat for submission to the Planning and Zoning Commission.

Zoning Map



1. Context Map



 <p>City of Dublin</p>	<p>20-014CP Concept Plan Primrose School PID: 273-009147</p>	<p>0 100 200 Feet</p> 
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2. Overview

Background

The site is located south of W. Dublin-Granville Road, approximately 340 feet west of the intersection with Dublin Center Drive. W. Dublin-Granville Road is a Corridor Connector Street as identified in the Bridge Street District (BSD) – Street Network Map. This site has remained vacant and undeveloped over time. The surrounding properties were developed prior to the Bridge Street District being implemented. State Bank, located northwest of this site, is the only property adjacent to the site that was developed after the implementation of the Bridge Street District.

History

In August 2017, the Administrative Review Team reviewed and recommended approval for an application for the construction of an 18,000-square-foot hospital facility including the construction of a neighborhood street and associated site improvements.

In September 2017, the Planning and Zoning Commission reviewed and approved a Basic Site Plan (now called a Concept Plan) and a Conditional Use application for the proposed hospital facility including the construction of a neighborhood street and associated site improvements.

In January 2018, the Administrative Review Team reviewed an application for a Preliminary Plat/Final Plat/Development Plan Review/Site Plan Review/Master Sign Plan. The application did not receive any approval during its time with the ART. This application was discontinued by the applicant following this meeting.

Process

The Zoning Code pertaining to the Bridge Street District was revised in Spring of 2019 and became effective on May 8, 2019. The revisions centered on the Review and Approval Process (Chapter 153.066) and eliminated the requirement of a review and recommendation from the Administrative Review Team (ART).

The three-step development process is as follows:

- Step 1 – Concept Plan
- Step 2 – Preliminary Development Plan
- Step 3 – Final Development Plan

Step 2 and 3 may be combined, if determined by the Planning Director.

Site Characteristics

Natural Features

The site is currently vacant with minimal vegetation present on-site. Vegetation and trees line the western property line of the site. There is approximately nine feet of grade change from the eastern property line to the western property line.

Historic and Cultural Facilities

No historic or cultural facilities are present on the site.

Surrounding Zoning and Land Use

North: BSD-SCN, Sawmill Center Neighborhood District (Vacant)

East: BSD-O, Office District (Ohio Healthcare Credit Union)

South: BSD-O, Office District (Ohio State University Internal Medicine)
West: BSD-O, Office District (Stoneridge Medical Office)

Road, Pedestrian and Bike Network

The site has frontage on W. Dublin-Granville Road (400 feet) to the north. Code requires a neighborhood street connection as indicated on the Bridge Street District Street Network Map. There is a sidewalk located on the south side of W. Dublin-Granville Road, which will be extended to the south with the construction of the neighborhood street.

Utilities

The site has access to public utilities (sanitary and water) from W. Dublin-Granville Road. An AEP high-tension power line runs along the western edge of the property and requires a 100-foot easement on the western portion of the site.

Proposal

This is a request for review and approval of a Concept Plan for a new approximately 9,100-square-foot child daycare center located on the 3.53-acre site zoning Bridge Street District – Office District. The proposal includes the construction of a new neighborhood street along the eastern property line, as required by the Bridge Street District Street Network Map. In addition, the applicant is indicating locations for two office buildings along the W. Dublin-Granville Road (S.R. 161) frontage and shared parking between all three buildings. However, no user or details have been provided for this application for the office buildings.

Use

The applicant is proposing a Child Daycare Facility. This use is a permitted use within the Bridge Street Office District. The Bridge Street Code does include use-specific standards for 'Daycare, Child or Adult'. The use-specific standards state that outdoor recreation areas shall be located to the side or rear of the principal structure and be enclosed with a permitted 50 percent opacity fence, and that all proposed play equipment and shade structures visible from the right-of-way shall use earth-toned colors. The applicant is currently proposing the playground area forward of the principal structure. The applicant will be required to adjust the location of the playground to comply with Code.

Streets, Lots, and Blocks

The Code provides a hierarchy of requirements for establishing a gridded street network. The proposed site has two identified street types as referenced in the Street Network Map, part of the Thoroughfare Plan:

- Corridor Connector (S.R. 161)
- Neighborhood Streets (proposed)

Corridor Connectors are often designated as Principal Frontage Streets. Principal Frontage Streets are designated to ensure a continuous, pedestrian-oriented block. Generally, buildings are required to meet an elevated character and quality standard for facades that face Principal Frontage Streets. Additionally, buildings are required to be sited to occupy the build zone at a minimum percent, which varies based on the type of development.

This proposal includes the construction of a proposed Neighborhood Street to align with the Street Network Map and create a new block. The proposed neighborhood street will partially subdivide the existing block defined by State Route 161, Shamrock Crossing Boulevard, Stoneridge Lane, and Dublin Center Drive. The Code includes standards for maximum block dimensions. In the Bridge Street Office District, any one side of a block may not exceed 500 feet in length, and the cumulative total of the perimeter of all sides of block may not exceed 1,750 feet in length. The newly created block will meet length standards for the east and west edges, but will be significantly larger than the maximum block dimensions along the north and south edges. The applicant has not provided information regarding the newly-created block. Should the measurements prove to be larger than the maximum permitted, a waiver would be required.

The applicant is proposing a lot split for the site. With the creation of the neighborhood street, the lot can be split from east to west due to the new right-of-way access created along the east boundary of the property. The subject application is to develop the southern half of the lot, with future development would take place along S.R. 161. The neighborhood street will be required to be built with the construction of the proposed daycare facility. No details have been provided as to the potential development, uses or layout for the northern portion of the site.

Layout

The proposed approximately 9,100-square-foot building is located to the rear of the existing parcel, fronting the proposed and required neighborhood street along the east property line. The applicant has located the building to corner of the intersection of the proposed neighborhood street and a proposed internal access drive to the north. The applicant is proposing a large playground to the south of the building.

The proposed facility has two vehicular access points to the east from the required neighborhood street, with internal access drives connecting the proposed lot to additional parking to the north and west of the building. Sidewalk access is extended along the neighborhood street to the east of the building and connects the building and parking lots to the street.

Planning and Engineering Staff have concerns regarding the intended lot split. The proposed building type described in the proceeding sections

requires a minimum side and rear yard setback of 5 feet for all parking, building, and



stormwater features. As proposed, parking and stormwater elements (underground) encroach the required setbacks. The existing layout may cause significant challenges for the development of the site. Planning is recommending that the applicant work closely with Staff to determine the best layout for any proposed lot split to meet all necessary zoning and engineering requirements.

Parking

The Bridge Street Zoning Code requires that daycare uses provide a Parking Plan to demonstrate adequate site circulation, including pick-up and drop-off areas. The Parking Plan will be required to be submitted and approved with the Preliminary Development Plan. The applicant is currently proposing 43 parking spaces to the west of the building, with additional parallel parking spaces on the neighborhood street. The applicant will be required to work with Staff to identify an appropriate parking layout that would best capture the intent of the Bridge Street District.

Building Type

The BSD emphasizes building form while encouraging a mix of uses across a single zoning district. The Code permits specific building types for each zoning district. With the Preliminary Development Plan, the applicant will need to select a building type and provide a full analysis of compliance with Code provisions. The anticipated building type based on the proposed use and development character is a Loft Building Type. This is a permitted building type in the BSD Office District.

The Loft Building Type requires the building to be located between 0 and 15 feet from the front property line and between 0 and 15 feet from a corner property line. Additionally, a minimum of 75 percent of the front property line must be covered. Where a building does not occupy the build zone, alternative treatments including streetscapes, patios, and landscaping are required in accordance with the Code. Conceptually, the applicant is proposing approximately 46% front property line coverage along the neighborhood street. Although no dimensions are provided on the site plan, the building appears to be no less than approximately 14 feet from the property line.

Loft buildings are required to have a minimum side and rear yard setback of 5 feet. Currently, there are no dimensions shown on the site plan for the building footprint, playground, or parking from the property line. The applicant will be required to revise the site plan to meet these setback requirements.

The maximum permitted lot coverage for the Loft Building Type is 80 percent impervious with an additional 10 percent semi-pervious. Lot coverage calculations are not provided with the application, but the proposed impervious lot coverage is approximately 63% percent per Staff's calculations. The applicant will be required to provide analysis that meets this requirement.

Architecture

Proposed renderings depict a two-story contemporary building with parapet roofs and two towers. The applicant has proposed a loft building with unique architectural features and details on all four elevations. The applicant is proposing brick, stone, and glass as primary materials for the building. Loft buildings require a minimum of 80 percent primary building materials per

façade and the proposal appears to meet that requirement. The applicant is proposing cementitious horizontal siding as a secondary material, but the amount proposed exceeds the maximum percentage of allowable secondary materials for each façade (20%). The applicant would be required to obtain a waiver for both the primary and secondary material coverages should the applicant move forward with the current proposal.

The applicant is proposing two towers: one on the east elevation fronting the neighborhood street and one on the west elevation fronting the parking lot. Zoning Code only permits towers on facades

located at terminal vistas, corners of two principal frontage streets, and/or adjacent to an open space type. No terminal vistas



or principal frontage streets are present at this lot, and additional information regarding open spaces on the lot would be required to make this determination. As it stands, Code would not permit the use of the two towers on the building. Should the applicant move forward with this design and does not meet the criteria, the applicant would be required to obtain a waiver for this request.

Open Space

The intent of the open space type requirements is to ensure a variety of functional, well-designed open spaces carefully distributed throughout the Bridge Street District, located and planned to enhance the quality of life for residents, businesses, and visitors. The applicant has expressed intent to include open spaces that compliment and bring together the development, including a pedestrian-friendly rain garden located to the west of the proposed building and green spaces throughout the development. However, the proposed lot split would exclude the rain garden from the proposed lot. Zoning Code states that 1-square-foot of publicly accessible open space is required for every 50 square feet of gross floor area of the proposed commercial building. Based on the approximately 9,100-square foot building, a minimum total of 182 square feet of open space is required for the proposed lot. The applicant should work with Staff to finalize the location of the property lines for the lot split and work to include final details regarding the proposed open spaces for the Preliminary Development Plan.

Stormwater and Utilities

The applicant has not provided any stormwater or utility information with the Concept Plan as it is not a required item at this stage in the process. The applicant has displayed interest in underground stormwater management, but has not provided any information for this function. The proposed location of the underground stormwater management is shown on the site plan, but does not meet the required rear yard setbacks for the site. The applicant will need to work with Engineering to finalize the location of the stormwater management. The applicant will also need to work with Engineering in regards to utility extensions and the expansion of the neighborhood street.

3. Criteria

Concept Plan – 153.066(E)

- 1) The Concept Plan is consistent with the applicable policy guidance of the Community Plan, *BSD Special Area Plan*, and other applicable City plans and policies.
Criteria Met. The proposed Concept Plan is consistent with the BSD Special Area plan, which targets a variety of supporting residential and commercial uses to complement the entertainment and recreation uses.
- 2) The Concept Plan conforms to the applicable requirement of the BSD Code.
Criteria Met with Conditions. The applicant is required to provide a complete Code analysis of the proposed development with the Preliminary Development Plan. The applicant should update the proposal to ensure parking requirements, building type requirements, and open space standards are met prior to the submission for a Preliminary Development Plan.
- 3) The Lots and Blocks, supporting the street and pedestrian network, and internal circulation provide coherent development pattern that conforms to Lots and Blocks, Street Types, and Site Development Standards.
Criteria Met with Conditions. The proposal furthers the goals of the BSD Area Plan and implements the requirements of the BSD Code to establish a gridded street network, which aligns with the street types identified in the Code. The applicant should update the proposal to ensure the parking layout, internal circulation, and site development standards are met prior to the submission for a Preliminary Development Plan, particularly given the lack of the detail for the layout of the northern portion the site. The applicant should continue to work with Engineering for the creation of the neighborhood street.
- 4) The proposed land uses allow for appropriate integration into the community, consistent with the adopted plans and align with Uses identified in the Code.
Criteria Met. The proposed land use is Child Daycare. Child Daycare is a permitted use within the BSD-Office District.
- 5) The conceptual building is appropriately sited and scaled to create a cohesive development character, completes the surrounding environment, and conforms with the Building Types identified in the Code.
Criteria Met with Conditions. The proposed site layout for the daycare facility will require waivers in terms of playground location. In addition, and as stated above, the applicant will be required to adequately accommodate the proposed uses on the current site,
- 6) The conceptual design of open spaces, including location and relationship to surrounding buildings, provides meaningful gathering spaces for the benefit of the development and community.
Criteria Met with Condition. The proposed site layout establishes potential open space locations both around the periphery and internal to the site. The applicant should revise the plan prior to the Preliminary Development Plan to ensure that the open space requirements are met.
- 7) The Concept Plan allows for the connection and expansion of public or private infrastructure and the continued provision of City services.
Criteria Met with Condition. The applicant is proposing a new neighborhood street that aligns with the street grid network established within the Bridge Street District Code. The applicant should continue to work with Engineering Staff to finalize the design of

the neighborhood street and internal vehicular access routes prior to the submission of the Preliminary Development Plan

- 8) The development concept conforms with the Neighborhood Standards, as applicable. Not Applicable. The site is not included in any neighborhood standards.

4. Recommendation

Planning recommends **approval** of the Concept Plan with 8 Conditions, which will have to be addressed prior to the review of a Preliminary Development Plan:

- 1) The applicant work with Engineering Staff to finalize the design and dedication of the neighborhood street;
- 2) The applicant work with Engineering Staff to finalize the location and details of all utilities and stormwater management on the site;
- 3) The applicant work with Planning Staff to finalize the layout of the new proposed lots;
- 4) The applicant update the plans to meet the open space diversity required by Code;
- 5) The applicant update the plans to provide the dimensions of the proposed block;
- 6) The applicant update the plans to meet the required side and rear yard setbacks;
- 7) The applicant develop a parking plan for the proposed lot prior to the submittal of a Preliminary Development Plan;;
- 8) The applicant provide Staff with a proposed building type and provide analysis of the building requirements with requested waiver requests;
- 9) The applicant will apply for any required waivers including, but not limited to, the playground location; and,
- 10) The applicant will be required to adequately accommodate the proposed uses on the site,