

# 19-125FDP – THOMAS KOHLER PCD, SUBAREA E, MANGO'S PLACE DAYCARE

## Summary

This is a request for review and approval of a Final Development Plan for a new 7,818-square-foot day care on a 2.17-acre lot.

## Site Location

Northeast of the intersection of Rings Road and Emerald Parkway.

## Zoning

PUD: Thomas Kohler, Subarea E

## Property Owner

Andrew F. Thomas and Paula T. Ferguson

## Applicant/Representative

Mary Frances Curtis, Mango's Place

## Applicable Land Use Regulations

Zoning Code Section 153.050

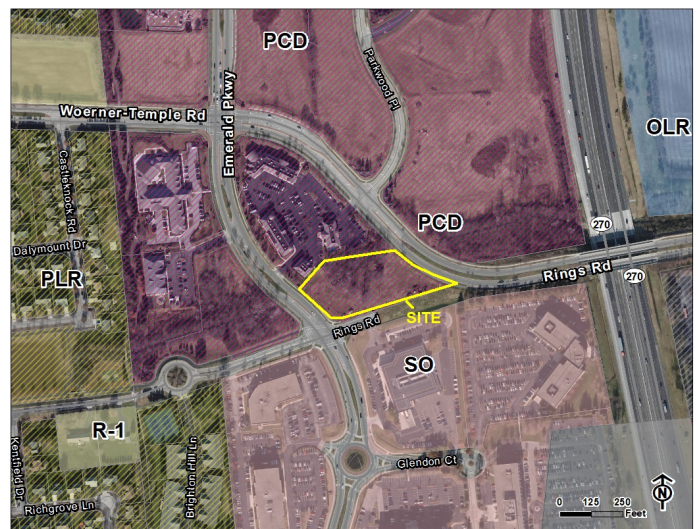
## Case Manager

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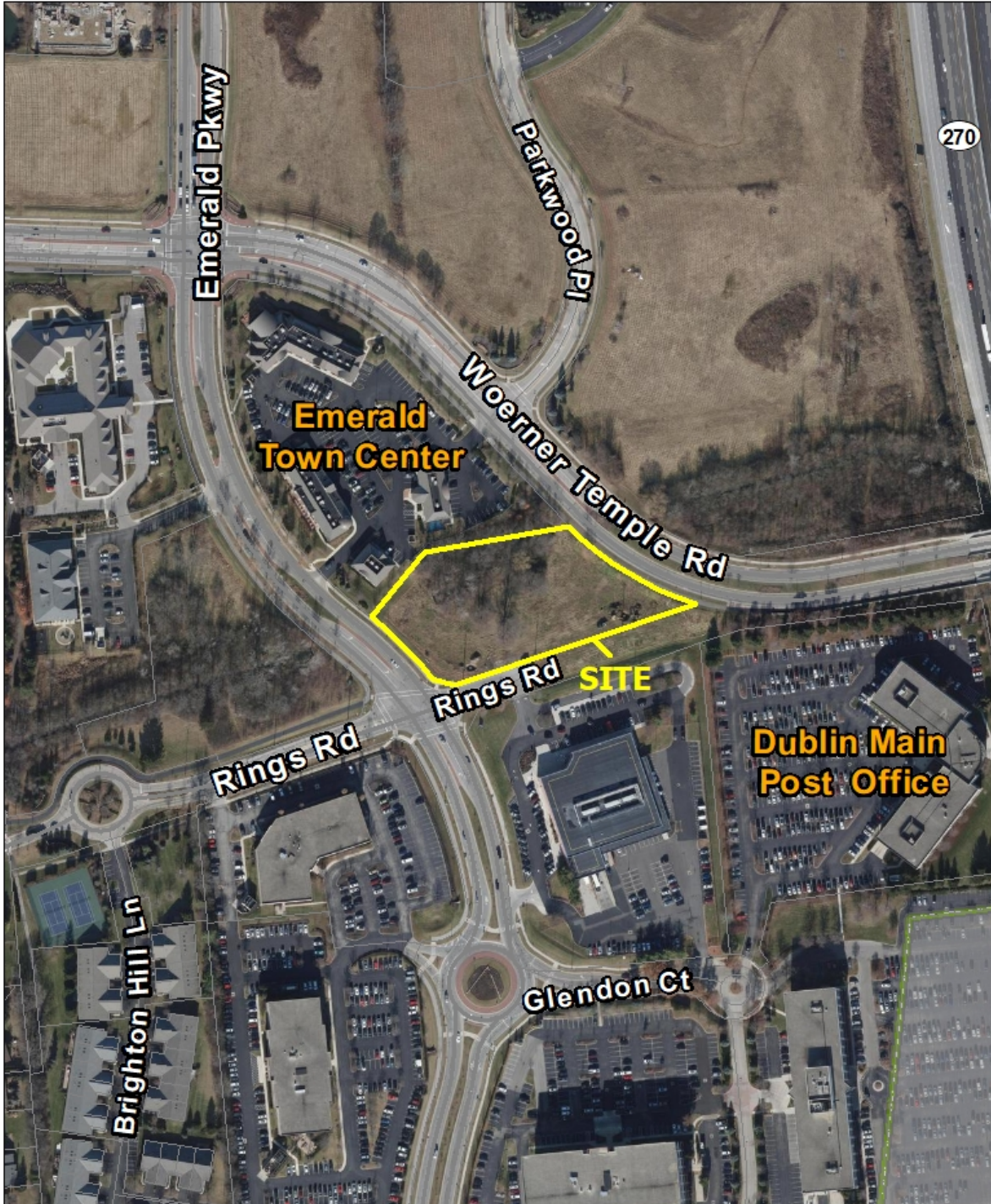
## Next Steps



Following approval of the Final Development Plan, the applicant may apply for building permits through the Building Standards Division.

## Zoning Map



# 1. Context Map



 <p>City of Dublin</p>	<p>19-125FDP Final Development Plan Thomas Kohler, Subarea E - Mango's Place 5600 Rings Rd.</p>	<p>0 105 210 Feet</p>	
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## 2. Overview

### Background

The site consists of 2.17 acres located to the south of Emerald Town Center, northeast of the intersection of Emerald Parkway and Rings Road. The site has frontage along three streets: Rings Road to the south, Emerald Parkway to the west, and Woerner-Temple Road to the east. Rings Road is improved to provide access to the Post Office to the south of the site; however, unimproved right-of-way remains toward Woerner-Temple Road.

In 1996, the Thomas Kohler Planned Commerce District was approved. It includes 111.7 acres that are split into several subareas for different land uses and different development standards. This site is located within Subarea E, permitted for Office and Service Oriented uses. Subarea E includes the Emerald Town Center, which was approved in 2006. Emerald Town Center is 4.72 acres and is located at the center of the Planned Commerce District. The current uses within Emerald Town Center vary from restaurants to medical offices to daycare facilities. The subject site, south off Emerald Town Center, was not included in the original approval.

Mango's Place is currently operating in Emerald Town Center at 5601 Woerner-Temple Road. The applicant is proposing to build a new structure on the vacant site south of the current location.

### Case History

The Commission reviewed and commented on an Informal Review application for the development of a new 7,818-square-foot daycare facility in November 2019. Commissioners supported the layout and architectural design of the daycare. The Commission suggested the applicant include minor site and architectural improvements to ensure the building complements the surrounding architecture.

### Site Characteristics

#### *Natural Features*

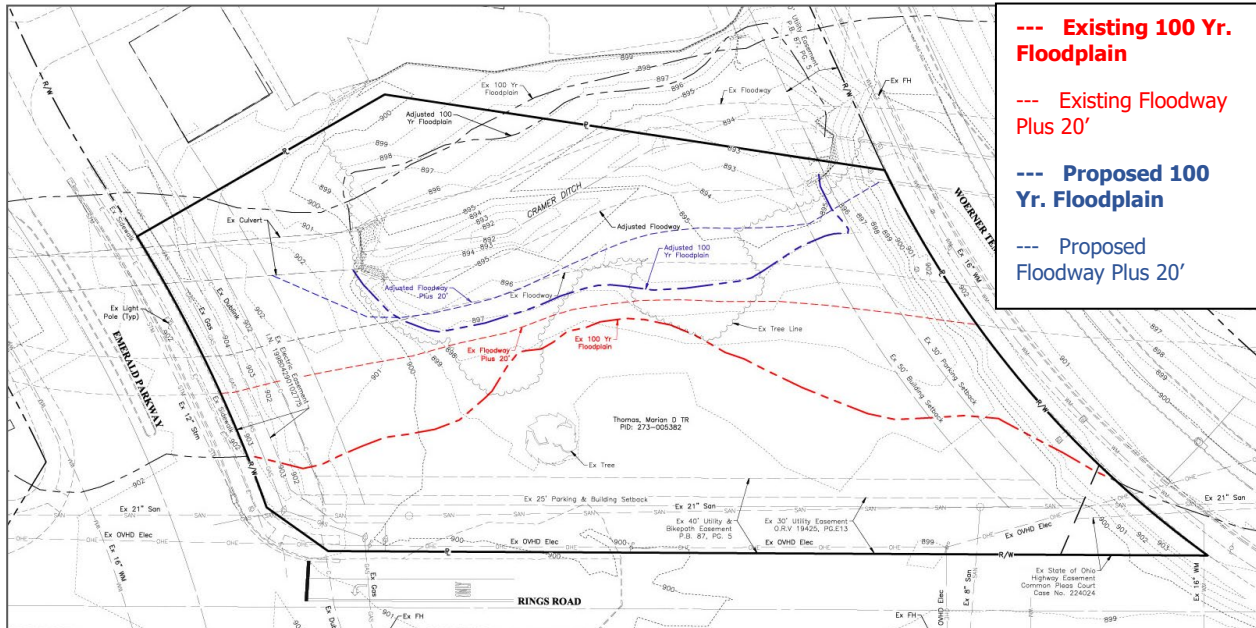
The Cramer Ditch runs through the northern portion of the property. This ditch creates a large 100-year floodplain that covers approximately half of the property. Trees are located in the northern and center portion of the site. The site slopes from the east to the west approximately six feet.

#### *Floodplain*

The applicant has submitted a detailed Letter of Map Revision (LOMR) study to the City of Dublin and FEMA to adjust the effective floodway and 100-year floodplain limits on the site. The relocation of both the effective floodway and 100-year floodplain is critical to the applicants' ability to develop due to the limited buildable space on the site. A Conditional Letter of Map Revision (CLOMR) had been previously approved by FEMA on September 30, 1999 to conditionally adjust the floodway and 100-year floodplain limits on the site. To complete this process, a Letter of Map Revision (LOMR) needs to be approved by FEMA to formally revise the effective floodway and 100-year floodplain limits on the site.

The applicant will be required to obtain an approved Letter of Map Revision (LOMR) from FEMA to formally revise the effective floodway and 100-year floodplain limits on the site prior to building occupancy to the satisfaction of the City Engineer. Additionally, the applicant will be

required to demonstrate compliance with Chapter 151 – Flood Control of the City of Dublin Code of Ordinances to the satisfaction of the City Engineer. The applicant is moving forward with this application with the intent of a Letter of Map Revision (LOMR) being approved by FEMA, which will create additional buildable area for the parcel, which is displayed in the following illustration.



*Surrounding Land Use and Development Character*

- North: PCD, Thomas Kohler Planned District (Subarea E, Emerald Town Center)
- East: PCD, Thomas Kohler Planned District (Subarea A, vacant)
- South: SO, Suburban Office and Institutional District (Dublin Post Office)
- West: PCD, Thomas Kohler Planned District (Subarea D, vacant parcel, Tutor Time Daycare and Glenwood Alzheimer Care facility)

*Utilities*

There is a 21-inch sanitary sewer line along the south property line of the site and a 12-inch storm sewer line south and west of the site. Dublin currently lines the west of the site. The site is also served by water. The proposal will connect to the existing public utilities around the site.

**Proposal**

This proposal is for a new 7,818-square-foot day care facility and associated site improvements. The applicant is requesting review and approval from the Planning and Zoning Commission for a Final Development Plan.

*Development Text*

Subarea E of the Thomas Kohler PCD is designated for Office and Service Oriented uses. Permitted uses for this subarea are restaurants, fitness facilities, and daycares. Buildings within this subarea should have a common architectural theme with a high-quality aesthetic and materials. Buildings within this subarea may have a maximum height of 35 feet. Building setbacks from Emerald Parkway, Rings Road, and Woerner-Temple Road are 30 feet for all

pavement areas, and 50 feet for all buildings. The maximum lot coverage shall not exceed 70% of the total lot area.

*Site Layout*

The 7,818-square-foot day care facility is proposed in the center of the southern portion of the site, outside of the adjusted 100-year floodplain. An approximately 1,200-square-foot enclosed playground is shown to the east of the building. Parking is provided to the south and west of the building. A dumpster enclosure is proposed to be located to the west of the building and a transformer is proposed east of the building. The applicant is also proposing underground stormwater management south of the building.

*Parking*

The daycare requires 43 parking spaces based on the Zoning Code requirement of one space per employee (22 employees) and one space for every six children (126 students). The applicant is proposing 45 parking spaces for the site with two ADA accessible spaces, meeting the minimum parking spaces required.

*Architecture*

The development text required buildings built within Subarea E to follow the Architectural Standards set forth for the entirety of the Thomas Kohler Planned Commercial District. Primary materials include warm-tone brick, stone veneer or stucco stone with limestone trim.

Secondary materials include wood, stucco, tile, decorative concrete block, and other similar materials. Current buildings within Subarea E are predominantly brick with stone incorporated as a secondary material.



The proposed building is approximately 30 feet in height. The applicant has made minor adjustments to each façade in an attempt to address the four-sided architecture request from the Commission in November. The applicant is proposing a 'Glen Gery Olde Detroit' modular brick veneer building with a 'Ply Gen True Stack Calgary' stone water table as a secondary material along the foundation of the building. The applicant has changed the brick pillars to stone, per the request of the Commission and Staff. The applicant has also included a thin set stone smooth band that wraps around the building, approximately 10 feet above grade. The proposed material are consistent along all four facades of the building, with more stone incorporated into the south and east facades. In comparison to the buildings in Emerald Town

Center, to the north of the property, the proposal complements the buildings located within the shopping center with the incorporation of stone on elevations visible from major thoroughfares such as Emerald Parkway and Woerner-Temple Road. The applicant is also proposing dimensional asphalt shingles in a 'Birchwood' color.

The orientation of the building is with the main entrance, covered by a portico, to the south. Given that this building has frontage on three major roads, the applicant has also improved the west façade facing Emerald Parkway with a portico similar to the one displayed on the south elevation and east elevation. The applicant has taken inspiration from the architectural character and details from the established buildings in Emerald Town Center to provide a similarly high level of quality and character for this proposal. Similar features include arched portico entrances, soffit-mounted lighting fixtures surrounding the building, and creative material uses throughout each facade.

The proposed playground will be enclosed by a 4-foot tall Ameristar steel fence. The playground will be finished with turf and will include no permanent playground equipment. The dumpster enclosure to the west of the building will be constructed of the same brick and stone proposed with the main building, and include a 6-foot tall wooden privacy fence to enclose the southeast entrance into the enclosure.

The applicant is not proposing a wall or ground sign for the site. However, the applicant has stated that they will be re-using an existing window sign that will be placed on the main entrance doors on the south elevation.

#### *Landscaping*

Trees were removed in advance of the Indiana Bat tree removal restrictions following several rounds of review and final changes to the layout. Two large silver maple trees and a group of hackberry trees were removed totaling 364-inches to be replaced. These trees will need to be replaced on-site, but full replacement of the trees will most certainly result in overcrowding. A fee will be required for the surplus inches and those funds will be used to plant trees on city owned property per Dublin City Code. Replacement tree details are required to be provided at the building permit submittal.

Mounding and evergreen shrubs are proposed to screen the parking lot as required by Code. Trees are also proposed along the outside of the parking areas in compliance with City Code. The development text regulates a particular landscape treatment along Emerald Parkway. Mounding and landscape beds containing ornamental trees and shrubs are proposed along Emerald Parkway to mimic the theme further north. Overhead lines exist on the south side of the parcel as well as large utility easements located along the south property line. A culvert on the northwest corner of the property is also problematic. Trees have been selected and located to accommodate these limitations.

The playground will be surrounded with a hedge and trees as required by code to help screen the area from Woerner-Temple Road. The applicant is proposing to increase screening through the addition of evergreen trees on the northeast side of the playground. The open space between the playground and Woerner-Temple will be filled with replacement trees as well. Foundation plantings have been added with this proposal. Plants include evergreen shrubs and

barberry plants. City staff will require additional plants like perennials, grasses, etc., to fill in the beds and reduce the amount of empty mulch areas.

#### *Traffic and Access*

The development is accessed by a driveway on Rings Road that aligns with the United States Postal Service driveway on the south side of the street. The parking lot aisles are 22 feet wide to allow two-way circulation through the site.

A five-foot sidewalk is proposed to connect to the existing sidewalk along Emerald Parkway. The sidewalk will extend to the west, northwest, and south sides of the building. Staff has concerns with the lack of sidewalk access to the west parking lot and around the entire building, including the playground. In the elevations provided in the packet, the applicant is showing egress doors from classrooms that do not have a concrete sidewalk extended to them in the site plan, which will need to be added to meet Code.

The development does not change the number of anticipated trips generated for the site as the proposed daycare use is permitted within the existing zoning. Therefore, this development is not expected to have a negative impact on the adjacent public roadway network.

#### *Utilities*

##### Sanitary

The site is served by the 21-inch public sanitary sewer along the south property line.

##### Water

The site is served by a 20-inch public water main on the south side of Rings Road.

##### Stormwater

Stormwater management for the site includes a network of storm sewer that drains into an underground storage system located on the south side of the building. The underground storage system outlets to Cramer Ditch at the northeast corner of the site. The system also collects a portion of the Rings Road stormwater runoff to maintain existing drainage patterns. The submitted stormwater management report demonstrates compliance with Chapter 53 of the City of Dublin Code of Ordinances.

The applicant has agreed to grant a utility easement to the City of Dublin that will encompass the existing 18'x5' box culvert located at the west property line of the site.

### **3. Criteria Analysis**

#### **Final Development Plan §153.055(B)**

- 1) The proposal is consistent with the approved preliminary development plan.  
Criteria Met. The proposal for a daycare facility is consistent with the approved development plan.
- 2) Adequate provision is made for safe and efficient pedestrian and vehicular circulation within the site and adjacent property.  
Criteria Met. The proposal will provide adequate circulation throughout the affected site and is not expected to have a negative impact on the adjacent public roadway network.

- 3) The development has adequate public services and open space.  
Criteria Met. The proposal has access to necessary utilities and does not affect open space.
- 4) The development preserves and is sensitive to natural characteristics of the site while complying with applicable regulations.  
Criteria Met with Conditions. The proposal takes into consideration existing green space for preservation while enhancing portions of the existing site. Due to the complexity and limitations of the site, the applicant will be required to compensate for the caliper inches that are not being replaced on the site. The applicant will also be required to obtain an approved Letter of Map Revision (LOMR) from FEMA to formally revise the effective floodway and 100-year floodplain limits on the site prior to building occupancy to the satisfaction of the City Engineer. The applicant will be required to demonstrate compliance with Chapter 151 – Flood Control of the City of Dublin Code of Ordinances to the satisfaction of the City Engineer.
- 5) The development provides adequate lighting for safe use of the site without emitting light onto adjacent properties.  
Criteria Met. The proposal provides additional lighting within the site that is consistent with lighting used throughout the Emerald Town Center.
- 6) The proposed signs are consistent with the preliminary development plan.  
Criteria Met. The applicant is providing a previously approved window sign for the development.
- 7) The development has appropriate landscaping to enhance, buffer, and soften the building and site.  
Criteria Met with Conditions. The applicant has proposed the required landscaping for the site and will be required to mitigate the inches of trees not planted by a fee to the tree fund.
- 8) The development is compliant with stormwater management regulations.  
Criteria Met with Condition. The stormwater management for the site demonstrates compliance with Chapter 53 of the Dublin Code of Ordinances. The applicant has agreed to grant a utility easement to the City of Dublin that will encompass the existing 18'x5' box culvert located at the west property line of the site.
- 9) If developed in multiple phases, all phases comply with the previous criteria.  
Not Applicable. The development will take place in one phase.
- 10) The proposed development is compliant with other laws and regulations.  
Criteria met with Conditions. The applicant will be required to obtain an approved Letter of Map Revision (LOMR) from FEMA to formally revise the effective floodway and 100-year floodplain limits on the site prior to building occupancy to the satisfaction of the City Engineer. The applicant will be required to demonstrate compliance with Chapter 151 – Flood Control of the City of Dublin Code of Ordinances to the satisfaction of the City Engineer.

#### 4. Recommendation

The proposed Amended Final Development Plan is consistent with all the applicable review criteria. Staff recommends **approval** with five conditions:

- 1) That the applicant grants a utility easement to the City of Dublin that will encompass the existing 18'x5' box culvert located at the west property line of the site;



- 2) That the applicant obtains an approved Letter of Map Revision (LOMR) from FEMA to revise the effective floodway and 100-year floodplain limits on the site prior to building occupancy to the satisfaction of the City Engineer;
- 3) That the applicant demonstrates compliance with Chapter 151 – Flood Control of the City of Dublin Code of Ordinances to the satisfaction of the City Engineer;
- 4) That the applicant pay a fee in lieu of the caliper inches not being replaced on the site; and,
- 5) That replacement tree details be provided to Staff at the building permit submittal.