

# 19-133AFDP – DUBLIN COMMUNITY POOL NORTH (SITE ONLY)

## Summary

Request for review and approval of an Amended Final Development Plan for the renovation of a community pool facility (site only) including a leisure pool, lap pool, wading pool and associated site improvements.

## Site Location

This site is located north of Dublinshire Drive, approximately 1500 feet west of the intersection with Earlington Parkway.

## Zoning

PUD, Planned Unit Development District, Earlington-Brandon

## Property Owner/Applicant

City of Dublin

## Representatives

Matthew Earman, Director of Parks and Recreation  
Shawn Krawetzki, Landscape Architect Manager

## Applicable Land Use Regulations

Zoning Code Section 153.050

## Case Manager

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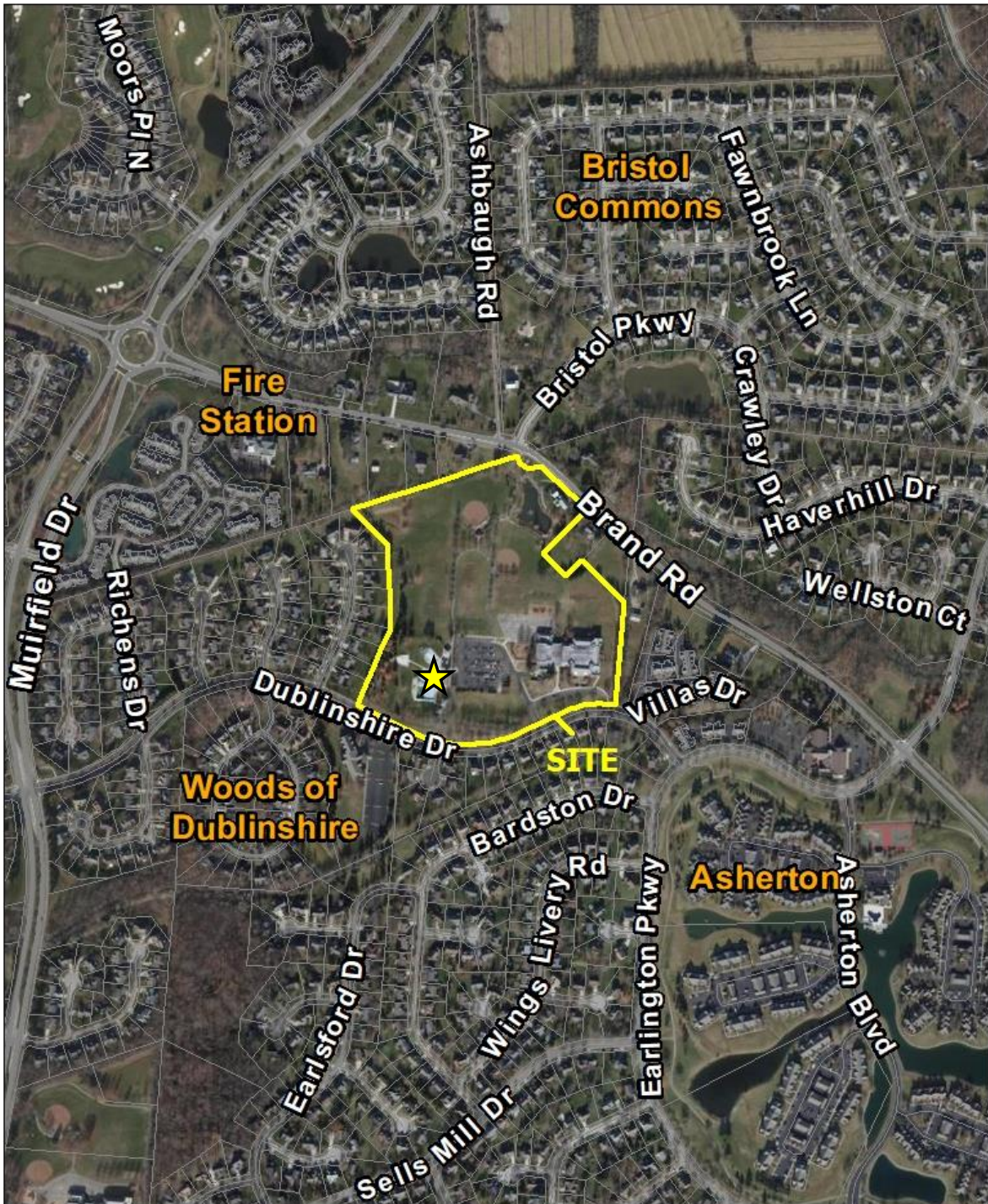
## Next Steps



Upon approval from the Planning and Zoning Commission of the Amended Final Development Plan, the applicant will be able to file for Site Only – Building Permits to begin construction.

## Zoning Map



## 1. Context Map



 <p>City of Dublin</p>	<p>19-133AFDP Amended Final Development Plan Dublin Community Pool North 5660 Dublinshire Dr.</p>	<p>0 270 540 Feet</p> 
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## 2. Overview

### Background

Dublin Community Pool North (DCPN) opened in 1987. The facility includes a multi-purpose pool with lap lanes, two diving boards (high dive was removed in 2019), a water slide and shallow open swim area. There is also a wading tot pool, spray park, concession facility and large open grass area. The site includes three structures where pool mechanics and equipment are housed, as well as restroom and changing rooms and an office for staff. Over the years, this pool has hosted summer camps and summer swim teams.

The facility shares a 28.55-acre site with Wyandot Elementary School. The site is accessed from a central drive with the pool located to the west and the school located to the east. There is a shared parking lot located between the pool and the school. The northern portion of the site is Earlington Park, which includes walking paths, soccer fields, two baseball diamonds, an historic barn and a stormwater management basin.

City Council has been engaged with the DCPN renovation project since the beginning with members present at each of the six public input meetings. The City Council members that were present at one or multiple meetings were, Mayor Chris Amorose Groomes, Vice Mayor Cathy De Rosa, and Council Members Jane Fox, Christina A. Alutto, and Andy Keeler. In addition, City Council received a full presentation of the final design plans at the May 18, 2020 meeting, where there was unanimous support of moving forward with the project as designed and the additional necessary funding, due to the overwhelming public involvement and support.

### Community Engagement

The City of Dublin held a series of public meetings regarding the redevelopment of the DCPN. In detail, the meeting intents and outcomes were as follows:

#### *September 13, and October 3, 2018*

Parks and Recreation Staff, in coordination with the consultant team, initiated community participation during the preliminary planning effort to renovate the DCPN. At the time, Staff shared precedent pools including the City of Grandview Heights, Ohio pool and the City of Athens, Ohio pool. The meetings also included a resident impact opportunity assessment of pool features and comment cards to collect input.

#### *April 2, 2019 – Introduction to DCPN Facility Planning*

Parks and Recreation Staff facilitated a public input session, which focused on providing a project overview, exploring requests for year-round enclosure options, identifying potential impacts to neighboring residents, and seeking community feedback. Approximately 85 residents attended providing a range of feedback both for and against a competitive 50-meter pool facility. Balancing the feedback and budget, with City Council's direction, Staff initiated the community design process.

#### *May 22, 2019 – Conceptual Design Options*

Staff presented a conceptual pool design with optional amenities including a zero depth entry open water leisure pool, 25-meter lap pool, water slides, rock wall and diving boards,

shaded tot pool, updated splash pad, and new bath house. The neighborhood feedback was generally supportive with recommendations to refine the design including program layout realizing the constraints of the budget.

*September 3, 2019 – Proposed Pool Design*

Staff presented a developed pool layout based on community feedback from previous meetings. The layout incorporates many of the features identified as important through a community survey including the three most important items, which were identified as 1) open water, 2) zero depth entry, and 3) eight lap lanes. The layout proposed as part of this application remains largely unchanged from September 2019.

*October 29, 2019 – Final Public Input for Design Details*

As part of the culmination of the design process, a meeting was held to share the final design details with the community. The details included refinements to the leisure pool, lap pool, and wading tot pool with associated 3D views depicting the general character of the proposed facility.

Since this meeting, staff and the project architect and Engineer have been refining the design to include the required detailed specifications for the site, pool structures and building facilities. The information was shared with City Council on May 18<sup>th</sup> to present the latest design and additional funding that is necessary to complete the project. City Council was unanimously in favor of proceeding as designed.

**Site Characteristics**

*Natural Features*

The developed site contains no significant natural features. Mature existing trees are proposed to be preserved where possible with this application.

*Surrounding Land Use and Development Character*

North: R-1, Restricted Suburban Residential District – Single-Family

South: PUD, Planned Unit Development District, Earlington-Brandon – Single-Family

East: R-1, Restricted Suburban Residential District – Single-Family

West: PUD, Planned Unit Development District, Earlington-Brandon – Single-Family

*Pedestrian and Bike Network*

The site has frontage on Perimeter Drive ( $\pm 1300$  feet) to the south. A shared use path extends across the frontage of the site with connections that meander north to the pool, park and school.

**Process**

The site is located within the Earlington-Brandon Planned Unit Development District. Planned developments are intended to allow for a coordinated mix of compatible uses with negotiated development standards, at the time of development, that may be altered in the future with an Amended Final Development Plan with Minor Text Modification.

The Earlington-Brandon development includes single-family residential homes, attached four-family homes, multiple-family apartments, churches, parks, and a school. At the time,

development standards were established for each of the distinct uses with the exception of the school/community facility site (pool site).

In cases where development standards are not identified the applicable Code requirements prevail. In this case, with an already developed lot, no modifications are proposed that impact the setbacks or lot coverage. The application includes a request for a Minor Text Modification to permit fewer parking spaces than typically required by the Code.

### **Proposal**

This proposal is for reconstruction of the Dublin Community Pool North (DCPN). The existing pool facility, with the exception of the spray park, is proposed to be demolished to accommodate a new facility, which is proposed to include three distinct pools: a lap pool, a leisure pool, and a wading tot pool. The facility will also include two water slides, a diving platform, and a climbing wall.

### *Site Plan*

Consistent with the existing pool facility, the proposed pool facility is located in the southwest portion of the site. The facility is accessed from the parking lot located to the east of the pool. There is ample bicycle parking and a drop-off lane directly east of the main entrance. Admission to the facility is located between the two primary pool buildings, which will be reviewed by the Planning and Zoning Commission as part of a separate application (Case 20-082AFDP). In detail, the pool specifics are as follows:



Admission to the facility is located between the two primary pool buildings, which will be reviewed by the Planning and Zoning Commission as part of a separate application (Case 20-082AFDP). In detail, the pool specifics are as follows:

- Lap Pool  
The lap pool is the southernmost pool located approximately 125 feet north of Dublinshire Drive. The pool is rectangular in shape at approximately 4,500 square feet in size. The pool accommodates up to eight lap lanes. Additionally, the pool includes competition diving platforms, and a recreational rock wall.

- Leisure Pool  
The renovated facility is proposed to separate the leisure pool from the lap pool. The leisure pool is located approximately 60 feet north of the lap pool. The pool is rectangular in shape at approximately 8,000 square feet in size. The pool is proposed to include zero depth entry, two water slides with a dedicated landing area, and decorative arching fountains.
- Wading Tot Pool  
The wading tot pool is located approximately 40 feet north of the leisure pool. The pool is circular in shape at approximately 900 square feet in size. The pool is proposed to include zero depth entry surrounded by a variety of seating option and partially covered by a sun sail.
- Splash Pad  
The footprint of the existing splash pad is proposed to remain the same as existing. The existing pad is located to the west of the leisure pool and remains the western most water amenity. The pad is polygonal in shape. Minor renovations are proposed to enhance the existing facility. The pool equipment building adjacent to the splash pad will remain, and be updated as part of the Building Only application (Case 20-082AFDP).

#### *Open Space and Landscaping*

The redevelopment of the existing facility involves the preservation of open space areas and the removal and replacement of protected trees. While the scope of this project is substantial, the proposed design preserves many trees within the pool area. All healthy trees west of the new pool are proposed to be preserved. Staff is collaborating with the designers to preserve additional trees and to incorporate new trees to buffer the site from the adjacent parcels to the west further preserving the residential character of the neighborhood. The large grassy open spaces to west of the pools that are a hallmark of the north pool complex are proposed to remain. The existing sunshade frames will be painted and the awnings will be replaced.

The majority of the existing perimeter fence is proposed to be retained in place, with minor repairs and modifications as needed with the exception of the north side of the fence, which is proposed to be expanded to accommodate the new wading tot pool. Siting of the new wading tot pool requires a cluster of unhealthy evergreen trees north of the pool be removed.

Two new extended dry detention basins are proposed, which are intended to seamlessly blend with the landscape design of the site. One basin is proposed north of the expanded fence layout and one basin is proposed to the south of the expanded parking lot. The basins will be planted with a mixture of plants including red twig dogwood, ornamental grasses and sedges. The applicant has selected plants based on their tolerance to occasional flooding, where appropriate. Staff recommends incorporating some flowering plants to encourage more pollinators and aesthetics to this area of the park, preferably spring or fall blooming plants. The proposed plant types and quantities will be finalized with the building permit review.

Tree protection fencing is required to be installed and inspected prior to any construction activity, and maintained throughout construction. New and relocated mechanicals and service structures will have to be screened per Dublin City Code.

#### *Circulation, Parking, and Traffic*

The parking lot is proposed to be expanded to accommodate the pool expansion and to accommodate more on-site parking for school events. The existing parking lot provides 155 parking spaces accessible via three entry/exits points along the west side of the shared drive from Dublinshire Drive. The vehicular, bicycle, and pedestrian site circulation remain largely the same with the proposed parking lot expansion. The parking lot is proposed to be expanded toward the south and will provide 176 vehicular spaces and 100 bicycle spaces.

The development text requires that parking calculations meet the City of Dublin Zoning Code provisions. A 'Swimming Facility' is required to have one parking space per 75 square feet of pool area plus one parking space per 30 square feet of spectator area, and one parking space per employee on the largest shift (16 employees). The proposed facility will not include any spectator seating. Based on the requirement, the facility is required 200 number of parking spaces.

Approval of a Minor Text Modification to permit parking that deviates from Code requirement is requested. The applicant has identified through analysis of the pool capacity and typical staffing requirements that fewer parking spaces are needed than required by Code. Additionally, the pool is located within walking or bicycling distance from many homes therefore necessitating fewer vehicular parking spaces that may otherwise be necessary.

The proposed parking lot expansion includes required landscaping for vehicular use areas. The expanded parking lot will be screened to the south with an evergreen shrub hedge. New deciduous trees will be planted within islands and around the perimeter of the parking lot to satisfy code requirements. Additionally, the existing fencerow of trees near Dublinshire Drive will be preserved with the proposed site modifications.

The applicant submitted a memo describing the existing pool and parking conditions compared to the proposed development, which has been reviewed by the Engineering Division. The proposal is not anticipated to have any negative impacts on the surrounding roadway network.

#### *Utilities*

##### Sanitary and Water

The site is served by the 24-inch public sanitary sewer along the north side of Dublinshire Drive. The site is served by the 8-inch public water main on the south side of Dublinshire Drive.

##### Stormwater Management

Stormwater management for the pool facility improvements is accommodated by a network of storm sewer that drains into an underground storage system and extended dry detention basin located on the north side of the pool. Stormwater management for the parking lot expansion is

accommodated by a separate extended dry detention basin located on the south side of the parking lot expansion. The basins will be natural in shape and planted with native plant material as described above.

The stormwater management facilities will be City owned and maintained and outlet to the existing regional retention basin located on the northeastern portion of the site. The applicant will need to continue to work with Engineering to demonstrate stormwater management compliance in accordance with Chapter 53 of the Dublin Code of Ordinances.

### 3. Criteria Analysis

*Minor Text Modification [153.053(E)(2)(b)]*

*Request: Minor Text Modification to permit 176 parking spaces where 200 parking spaces are required.*

- 1) Code compliance for the Planned Development is not needed in order to ensure the development is consistent with the Community Plan, and is compatible with existing, approved, and adjacent developments.  
Criteria Met. The proposed minor text modifications is to permit a decreased provision of parking. The provision of parking proposed to be provided is consistent with the demonstrated parking need of the facility while allowing a site layout that is sensitive to the surrounding neighborhood.
- 2) The modification does not significantly alter the list of permitted or conditional uses, or result in an increase in density inconsistent with the Community Plan.  
Criteria Met. The proposed modification does not alter any permitted or conditional uses for the School/Community Facility site located within the Earlington-Brandon Planned Unit Development District.
- 3) The modification results in a development of equivalent or higher quality than that which could be achieved through strict application of the requirements.  
Criteria Met. The proposed development continues to remain consistent with the established character of the existing DCPN facility.
- 4) The General Development Criteria for a Planned District found in 153.052(B) are achieved.  
Criteria Met. The proposed development continues to be consistent with and meet the applicable general development criteria for Planned Districts.
- 5) The development as proposed on the final development plan will not have an adverse impact upon the surrounding properties or upon the health, safety, or general welfare of the community.  
Criteria Met. The proposed development does not have any adverse effects on the surrounding community or adjacent development. The proposed amended final



development plan is consistent with the established character of the Earlington-Brandon Planned Unit Development District.

*Amended Final Development Plan [§153.055(B)]*

- 1) The plan conforms in all pertinent respects to the approved preliminary development plan.  
Criteria Met with Minor Text Modification. The proposal is consistent with the approved Earlington-Brandon development. The proposal will meet all development standards including parking with approval of a Minor Text Modification.
- 2) Adequate provision is made for safe and efficient pedestrian and vehicular circulations within the site and to the adjacent property.  
Criteria Met. The proposal does not alter the existing vehicular, bicycle, or pedestrian circulation in a substantial way. The site will continue to function in a manner that is safe and efficient for all users.
- 3) The development has adequate public services and open spaces.  
Criteria Met. The proposal has access to necessary utilities and provides sufficient open spaces. The facility will be served by existing utilities in configuration that is similar to existing.
- 4) The development preserves and is sensitive to the natural characteristics of the site in a manner that complies with the applicable regulations set forth in the Code.  
Criteria Met. The proposed site plan adequately preserves mature trees particularly along the western edge of the site adjacent to existing single-family homes. The proposed stormwater basins are sensitive to the site location prioritizing safety given the proximity to the pool and the school.
- 5) The development provides adequate lighting for safe and convenient use of the streets, walkways, driveways, and parking areas without unnecessarily spilling or emitting light onto adjacent properties or the general vicinity.  
Criteria Met. The proposal provides adequate site lighting. The light levels are zero at 10 feet past the property line as required by Code.
- 6) The proposed signs are coordinated within the PUD and with adjacent development.  
Not Applicable. No site signs are proposed with this application. The Parks and Recreation Division is permitted to replace the existing Earlington Park sign without review and approval. A building mounted sign is under consideration as part of the Building Only application (Case 20-082AFDP).
- 7) The landscape plan will adequately enhance the principle building and site; maintain the existing trees to the extent possible; buffer adjacent incompatible uses; break up large expanses of pavement with natural material; and provide appropriate plant materials for the buildings, site, and climate.  
Criteria Met with Condition. The proposed landscaping will enhance the site. The parking lot vehicular use area section of Code is satisfied with the proposed

landscape plan. Staff recommends incorporating some flowering plants to encourage more pollinators and aesthetics to this area of the park, preferably spring or fall blooming plants. The proposed plant types and quantities will be finalized with the building permit review. Staff will continue to collaborate on tree preservation, protection and final plant selection during building permitting.

- 8) Adequate provision is made for storm drainage within and through the site which complies with the applicable regulations in the Code and any other design criteria established by the city or any other government entity which may have jurisdiction over such matters.  
Criteria Met with Condition. Provisions are made for stormwater management within and throughout the site with the addition of two extended dry detention basins, storm sewer, and an underground storage system. The applicant will need to continue to work with the Engineering Division to demonstrate stormwater management compliance in accordance with Chapter 53 of the Dublin Code of Ordinances.
- 9) If the project is to be carried out in progressive stages, each stage shall be so planned that the foregoing conditions are complied with at the completion of each stage.  
Not Applicable. Phasing is not proposed as part of this application.
- 10) The proposed development is compliant with other laws and regulations.  
Criteria Met. The proposal meets all other applicable laws and regulations.

## 4. Recommendations

### *Minor Text Modification*

Staff recommend **approval** of a Minor Text Modification to permit 176 parking spaces where 200 parking spaces are required.

### *Amended Final Development Plan*

Staff recommends **approval** of the Amended Final Development Plan with two conditions.

- 1) That the applicant continues to work with the Engineering Division to demonstrate stormwater management compliance in accordance with Chapter 53 of the Dublin Code of Ordinances, and;
- 2) That the applicant incorporate flowering plants to encourage more pollinators and aesthetics to this area of the park, subject to Staff approval.