

20-091MPR & 20-115MSP – IVYBROOK ACADEMY

Summary

Review and approval of a Parking Plan, Waiver and Master Sign Plan for a daycare (pre-school only) use on the 0.97-acre lot.

Site Location

The site is located at the southwest corner of the intersection of Sawmill Road and W. Dublin-Granville Road.

Zoning

BSD-C, Bridge Street District – Commercial District

Property Owner

MGM Sawmill LLC

Applicant/Representative

Brian Gaddis, Brian Gaddis Architects
Paul Genge, Tube Art Group
Evan Lee, Ivybrook Academy

Applicable Land Use Regulations

Zoning Code Section 153.066

Case Manager

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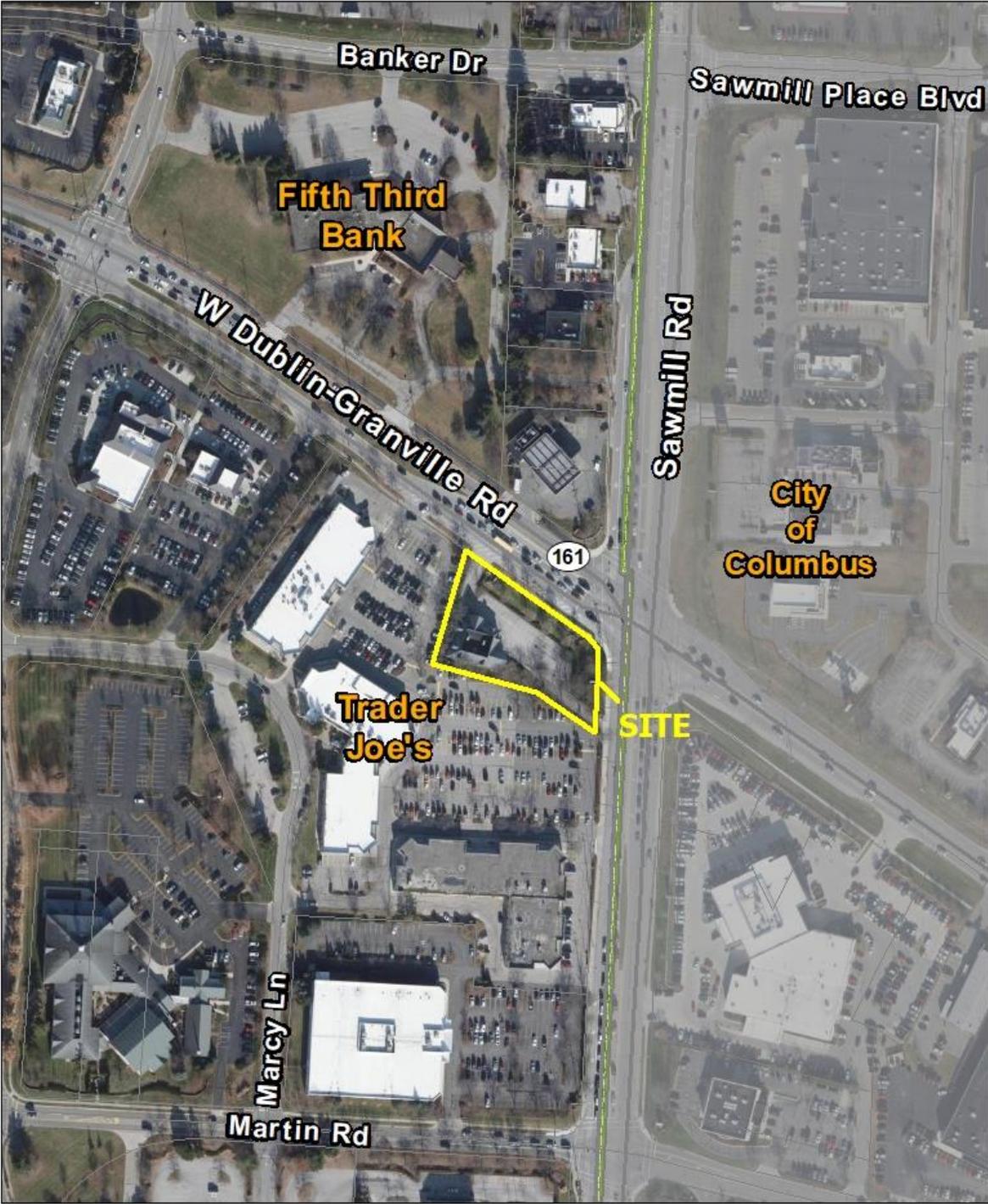
Next Steps

Upon review and approval by the Planning and Zoning Commission (PZC) of these applications, the applicant may proceed with obtaining a sign permit and building permit for the site.

Zoning Map



1. Context Map



20-091MPR & 20-115MSP
Parking Plan & Master Sign Plan
Ivybrook Academy
3755 Dublin-Granville Road

0 95 190
Feet

2. Overview

Background

The site was developed prior to the establishment of the BSD. In 2012, the site was rezoned as part of an area rezoning (Ord. 08-12) from CC, Community Commercial, to BSD-SCN, Bridge Street District – Commercial. The BSD Code and area rezoning permitted pre-existing uses and structures to remain within the district, and provides limited guidance on treatment of existing structures and sites.

In February 2017, City Council approved amendments to the Bridge Street District (BSD) Sign Provisions (Ord. 13-17) for existing structures in the BSD. The amendments state that signs are required to comply with regulations set forth within Sections 153.150-153.164 of the Zoning Code until the existing structures are redeveloped. The existing structure on the site is being retrofitted.

Case History

2010

In December 2010, the Commission conditionally approved two monument signs located on the 0.97-acre site under the Corridor Development District (CDD) provision of the Code. The applicant was approved to place white sign cabinets on the existing stone bases. The sign cabinets and bases are currently existing on the site.

2005

In March 2005, the Commission disapproved a CDD application for a revised sign package for International Diamond and Gold. The applicant appealed the decision with the Board of Zoning Appeals in June 2005, where the Board upheld the decision of the Commission. The applicant later pursued a case with the Common Pleas Court, where the judge ordered that the Board of Zoning Appeals reverse their decision and grant the applicant the ability to apply for a sign permit in 2006.

2004

In February 2004, the Commission approved a CDD application for a 5,500-square-foot jewelry retail building with 32 parking spaces. The application included two monument signs, which the stone bases of the original signs are existing today.

Site Characteristics

Natural Features

No significant natural features are present on the site.

Historic and Cultural Facilities

There are no historic or cultural features on the site.

Surrounding Land Use and Development Character

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

East: City of Columbus (Commercial)

South: BSD-C, Commercial District (Commercial)

West: BSD-C, Commercial District (Commercial)

Road, Pedestrian and Bike Network

The site has frontage on Sawmill Road (±140 feet) and on W. Dublin-Granville Road (±270 feet). There are public sidewalks along both frontages.

Utilities

The site is currently served by public utilities, including sanitary and water. Electrical and gas are provided on site.

Proposal

The proposal is associated with a new pre-school occupying an existing structure within the BSD. Pre-school is not a use that is contemplated by the BSD Code. The most appropriate use classification is 'Day Care, Adult or Child'. The use classification has associated use specific standards defined in Zoning Code Section 153.059(C)(2)(c). To retrofit the site in accordance with the BSD Code use specific standards, parking provisions, and sign allowances review and approval of the following items are requested:

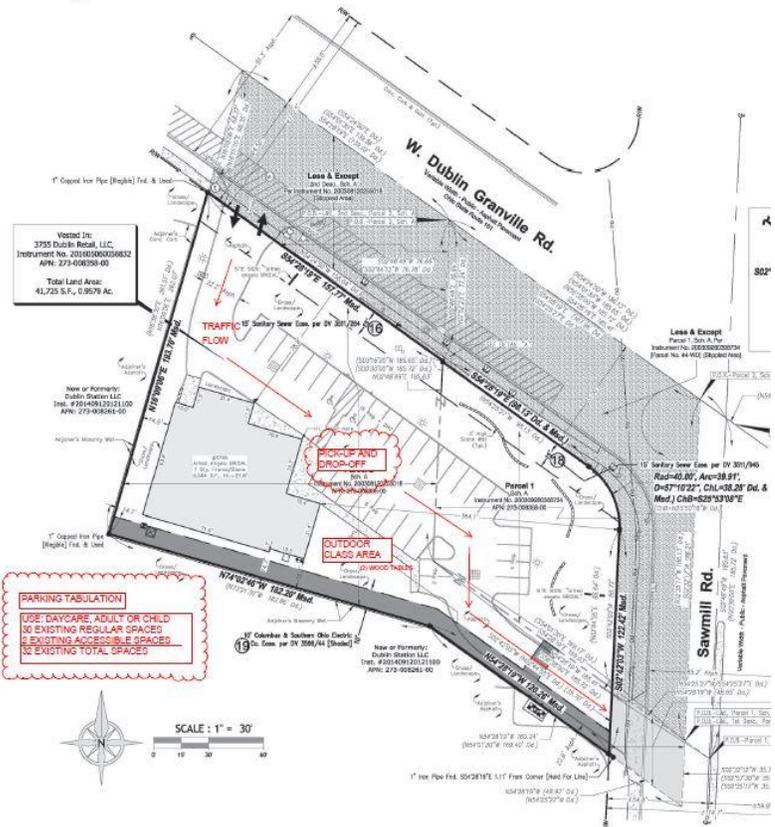
- 1) A Parking Plan which is required to address the unique needs for daycare uses;
- 2) A Waiver to the use specific standards associated with Outdoor Recreation Areas (outdoor classroom) to permit it forward of the building; and,
- 3) A Master Sign Plan (MSP to utilize two existing monument signs.

Site Layout

The site is .97-acre and located at the intersection of Sawmill Road and W. Dublin-Granville Road. The existing building is 5,500 square feet in size and is located in the southwest portion of the site. Parking is located to the front of the building. The site has two access points one right-in-right-out along W. Dublin-Granville Road and one right-in-right-out along Sawmill Road. There are several dry laid stone walls located near the intersection to partially screen the parking lot.

Parking Plan

Parking plans are required to demonstrate adequate site circulation, including pick-up and drop-off areas for daycares. For zoning districts outside of the BSD, the Code requires 'day or nursery school' facilities to



provide 1 parking space per teacher/employee, plus 1 parking space per six students.

The applicant has indicated the business will employ 14 full-time adult employees and host 96 students, which would require 30 parking spaces for the site. The site has 32 parking spaces; 2 of the spaces are accessible spaces. The applicant is not proposing any site modifications for parking or circulation of the site; however, the applicant has indicated the primary traffic flow for drop-off and pick-up will be one-way from W. Dublin-Granville Road to Sawmill Road.

Waiver

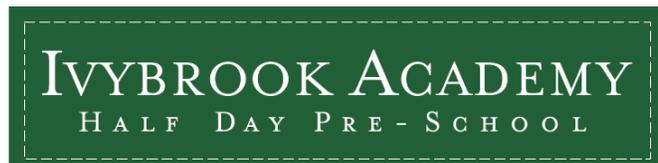
In conjunction with the pre-school, the applicant is proposing an outdoor classroom, which is located east of the building. Given the use classification as a 'Day Care, Adult or Child'. The use classification has associated use specific standards defined in Zoning Code Section 153.059(C)(2)(c). The use specific standards require that "Outdoor recreation areas shall be located to the side or rear of a principal structure and be enclosed with a perimeter fence. The outdoor recreation area shall be screened using fencing and/or landscaping to provide a minimum 50% opaque screen". Given that the Code does not contemplate an outdoor classroom, the area is considered an outdoor recreation area. The area is proposed to be located forward of the building given the existing site layout. The Waiver request is to permit the location of the outdoor classroom.

Unlike a typical outdoor recreation area, the outdoor classroom is not proposed to have any play equipment. The proposal includes two wood tables. To meet the requirements of the use specific standards the area should be enclosed with a 4-foot tall, wrought-iron-style, black metal fence. The area should also be screened with evergreen hedges, subject to Staff approval. The associated site furnishing details should be subject to Staff approval and constructed of high-quality, weather resistant materials.

Master Sign Plan

The applicant is proposing to utilize two existing monument signs located on the site. Due to the site being developed prior to the BSD Code, the site is required to meet the requirements of the Zoning Code Section 153.150 until the site is redeveloped. Non-residential daycare facilities that have at least 100 feet of frontage on two streets are permitted to have two ground signs that are 20 square feet in combined size and 8 feet in combined height. The two existing monument signs combine for a total of 27 square feet in combined area and 10.8 feet in combined height. Due to the existing signs exceeding the maximum requirements for a daycare use, the applicant would be required to obtain a Master Sign Plan to utilize the existing monument signs as they are built.

The applicant is proposing new sign faces for two existing monument signs located on the site. The first monument sign is located along W. Dublin Granville Road to the east of the entrance. The applicant is proposing a white polycarb sign insert that is 72.25 inches in width and 18 inches in height for the existing 4-foot tall monument sign. The proposed sign has a Holly Green background with white vinyl graphics. The insert will be the same design and size on both sides of the existing monument sign. The white



dashed line shown in the image outlines the area that will be visible and that will be hidden by the cabinet.

The second monument sign is located along Sawmill Road to the east. The applicant is proposing a white polycarb sign insert that is 126.5 inches in width and 30 inches in height for the existing 6.8-foot tall monument sign. This sign is the same design and material as the first monument sign and will be inserted on both sides of the existing monument sign.

The applicant is also proposing a window decal for the front doors of the building. The business logo is less than 1 square feet, which generally does not require a sign permit.



Generally, MSPs are intended to allow for one-of-a-kind, whimsical, unique signs that employ the highest quality materials and construction while allowing flexibility to deviate from the standards of the BSD Sign Code provisions. In certain instances it may be appropriate to permit flexibility for existing sites while maintaining a high-quality sign construction. The applicant should revised the ground sign face designs to eliminate the use of a vinyl applique and instead use an acrylic push-thru letter with a minimum .25-inch relief.

3. Criteria Analysis

Waiver Review

153.059 — Use Specific Standards (C)(2)(c)(2). Day Care, Adult or Child.

Requirement: Outdoor recreation area shall be located to the side or rear of the principal structure.

Request: Outdoor recreation forward of the principal structure.

1) *The need for the Waiver is caused by unique site conditions, the use of or conditions on the property or surrounding properties, or circumstances outside the control of the property owner including easements and right-of-way.*

Criteria met. The proposed Waiver is due to the unique condition of the existing development pattern where the primary structure is located adjacent to the side and rear lot lines.

2) *The Waiver, if approved, will generally meet the spirit and intent of the Community Plan, BSD Special Area Plan, BSD Design Guidelines, and other adopted City plans and policies, and all applicable requirement in 153.057 through 153.066.*

Criteria met with Minor Project Review. Approval of the proposed Waiver does not substantially alter the character of the building given the character of the exiting development. The site development conditions associated with the Minor Project Review will ensure that the outdoor recreation area is addressed in a sensitive manner.

3) *The Waiver is not being requested solely to reduce cost or as a matter of general convenience.*

Criteria met. The Waiver request is not due solely to cost or convenience of the proposed alterations, but rather due to the unique site conditions.

- 4) *The Waiver, if approved, will ensure that the development is of equal or greater development quality with respect to design, material, and other similar development features than without the Waiver.*

Criteria met. The Waiver results in a site design that is of equal quality and similar character. The use as a pre-school with an outdoor classroom warrants special consideration as it is a condition not contemplated by the Code.

- 5) *The requested Waiver is better addressed through a Waiver rather than an amendment to the requirements of this chapter.*

Criteria met. The proposal is better addressed through a Waiver due to the unique nature of the site and the daycare use of the building.

- 6) *The Waiver does not have the effect of authorizing any use or open space type that is not otherwise permitted in the BSD district.*

Criteria met. The Waiver requested does not alter permitted uses or permitted open space types. The Waive is simply a request to a use specific standard.

Minor Project Review

- 1) *The Minor Project is consistent with the Community Plan, and all BSD adopted plans, policies, and regulations.*

Criteria Met with Parking Plan. The Minor Project allows for the use of the existing site within the parameters of the BSD Code. Approval of a Parking Plan as part of the Minor Project allows for compliance with the BSD Code and the intent of the BSD Special Area Plan. Approval of the Parking Plan will permit a daycare facility with 32 parking spaces and adequate site circulation for drop-off and pick-up.

- 2) *The Minor Project is consistent with the approved Final Development Plan.*

Not Applicable. The site is not part of a previously approved Final Development Plan.

- 3) *The Minor Project is consistent with the record established by the Planning and Zoning Commission.*

Criteria Met with Conditions. The application is generally consistent with the previous record of the Commission. The applicant should provide Staff details regarding the outdoor classroom enclosure, screening, and furniture, subject to Staff approval.

- 4) *The Minor Project meets all applicable use standards.*

Criteria Met with Waiver. The proposal is consistent with all applicable use specific standards with approval of the Waiver Review.

- 5) *The proposed improvements meet all applicable requirements of the BSD Code and respond to the standards of the BSD Design Guidelines.*

Criteria Met with Waiver. The proposal improves the existing context by retrofitting a vacant site within the BSD. The applicant is pursuing a waiver to allow for all the use specific standards to be met.

BSD Sign Design Guidelines

- 1) Signs and graphics should contribute to the vibrancy of the area.
Criteria Met with Condition. With the sign design alterations described in the Staff Report, the proposal is consistent with the purpose and intent of the BSD Sign Design Guidelines to create a vibrant, walkable mixed-use district by allowing additional flexibility and creativity in sign design. The signs identify the branding of the business and are consistent with the surrounding area.
- 2) Signs should be highly pedestrian-focused while remaining visible to those traveling by car or bicycle.
Criteria Met. The applicant is not modifying the existing monument signs that were approved by Planning and Zoning Commission.
- 3) Placement of signs and graphics should assist with navigation, provide information, and identify businesses.
Criteria Met. The applicant is only proposing to utilize monument signs that have been approved prior to the applicant's involvement with the site. The proposed signs identify the business and provide a brief description of their use.

Master Sign Plan [153.066]

- 1) The MSP is consistent with the Community Plan, BSD Special Area Plan, BSD Design Guidelines, and other policies adopted by the City.
Criteria Met. The applicant is proposing to use existing monument signs located on the site. A Master Sign Plan is the only route the applicant may pursue to use the monument signs as they are today. The applicant is not proposing alterations to the existing monument signs. The MSP is consistent with all applicable guidelines.
- 2) The proposed signs are appropriated sites and scaled to create a cohesive character the complements the surrounding environment and meets the intent of the architectural requirements.
Criteria Met with Condition. The proposed signs are scaled to compliment the building and the surrounding features of the site. The sign design quality is inconsistent with previously approved signs throughout the BSD. The sign faces should be designed to incorporate push-thru acrylic letters with a minimum .25-inch relief.
- 3) The proposed signs are not in conflict with public streets, open spaces, utilities, or rights-of-way, and do not impede the provision of services.
Criteria Met. The existing monument signs do not impede public services or spaces.
- 4) The MSP is responsive and maintains the intent of the Neighborhood Standards, as applicable.
Not Applicable. This site is not held to any specific Bridge Street Neighborhood Standards.

4. Recommendations

Planning is recommending **approval** of the **Waiver Review** to permit an outdoor recreation area forward of the principal structure.

Planning is recommending **approval** of the **Minor Project Review with Parking Plan** two conditions:

- 1) The applicant enclose the outdoor recreation with a 4-foot tall, wrought-iron-style, black metal fence, and screen the area with evergreen landscaping, subject to Staff approval.
- 2) The applicant provide furniture details for the outdoor recreation area, subject to Staff approval.

Planning is recommending **approval** of the **Master Sign Plan** with one condition:

- 1) The applicant revise the sign face design to eliminate the use of vinyl letters, and instead to use acrylic push-thru letters with a minimum .25-inch relief, subject to Staff approval at sign permitting.