

## PROJECT DESCRIPTION –

20-014PDP Primrose School of Dublin Riverside

### PROJECT DESCRIPTION:

BSD-O - Primrose School

Proposal for a concept plan for a two-story 15,000-square-foot early childhood education facility. The 3.53-acre parcel is zoned BSD-O, Bridge Street District - Office. The site is located south of West Dublin-Granville Road, approximately 450-feet west of the intersection with Dublin Center Drive. Request for review and approval of a Preliminary Development Plan under the provisions of Zoning Code Section 153.066.

Commentary to Preliminary Development Plan Application

Per 153.066 (F)(1) Preliminary Development Plan Review Criteria

- (a) The purpose of the Preliminary Development Plan (PDP) is to establish a framework for the proposed development that is consistent with the requirements of the Community Plan, BSD Special Area Plan, BSD Code, BSD Design Guidelines, other adopted plans, policies, and regulations, and the review criteria:
1. This design supports an emerging center for an urban lifestyle with significant walkability features.
  2. Early childhood education is an appropriate and compelling use in support of this emerging urban landscape by enhancing economic vitality and integrating community life activities.
- (b) The PDP allows the PZC to ensure that the proposed development is consistent with the following.
1. That the street network and block framework provide a coherent and rational development pattern:
    - a. connectivity to existing and future adjacent streets is shown via the extension of the neighborhood street.
    - b. appropriate and recommended vehicular access points are shown away from the primary connector Dublin-Granville Road.
    - c. parking blocks/fields have been configured in a coherent pattern and are illustrated on the submitted site plan
  2. That the proposed street types provide for walkable urbanism;
    - a. a friendly pedestrian network within the site and its connections at the perimeter of the site are included.
  3. That the proposed building types are appropriate to the location and surrounding neighborhood;
    - a. the proposed building type a **LOFT BUILDING**, per zoning ordinance.
    - b. building exterior materials are carefully indicated on the submitted drawings and meet requirements
    - c. building scale, design, detailing, and massing are illustrated on the submitted drawings and meet requirements.
    - d. due to the nature of the use (childcare), a modest fenestration waiver is requested in regard to transparency

- e. response to site constraints including the very large overhead utility easement is included.
  - f. due to the nature of the use (childcare), a modest building positioning waiver is requested, related to the frontage and the use of a street wall
  - g. continuation of the "neighborhood street" is shown.
  - h. outside playgrounds and equipment shall be earth-tone and screened from Dublin - Granville Road.
4. That the proposed development creates the urban setting envisioned by the applicable neighborhood standards;
  5. That planned open spaces and building types within the development are integrated to complement each other.
    - a. publicly accessible pathways have been provided through the site.
    - b. pedestrian friendly pausing points are integrated within the site and the site perimeter with sidewalk seating and a bike rack.
    - c. pocket parks and points of pedestrian rest are integrated into the landscape esthetic and are included in support of pedestrian experience.
  6. That the proposed development is consistent with the general development requirements of the City with respect to such elements as infrastructure, transportation, and environmental considerations;
    - a. the major overhead electric utility easement is maintained.
    - b. the dedicated neighborhood street provides a pathway for utility expansion and maintenance.
  7. That the proposed development will contribute to the creation of signature places in the City consistent with the BSD Special Area Plan through an evaluation of long-term phasing plans, transitional development conditions, and planned placemaking elements.

Discussion:

1. A speculative building is shown at this time on the Dublin-Granville frontage. No specific intent or use has yet been finalized as a part of this application.
2. The following waivers are requested, as we understand them:
  - 3.f modest adjustment to the building placement, as it relates to street frontage
  - 3.d modest adjustment to the building fenestration requirement, as it relates to primary and secondary material percentages