

## 20-147PDP / 20-148PP – PRIMROSE SCHOOL

### Summary

This is a request for review and approval of a Preliminary Development Plan, and review and recommendation of acceptance to City Council of a Preliminary Plat for the construction of a new day care facility and new neighborhood street 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

### Zoning Map



### Property Owner

Peace Hanson LLC

### Applicant/Representative

ALT Architects

### Applicable Land Use Regulations

Zoning Code Section 153.066  
Subdivision Regulations 152.020

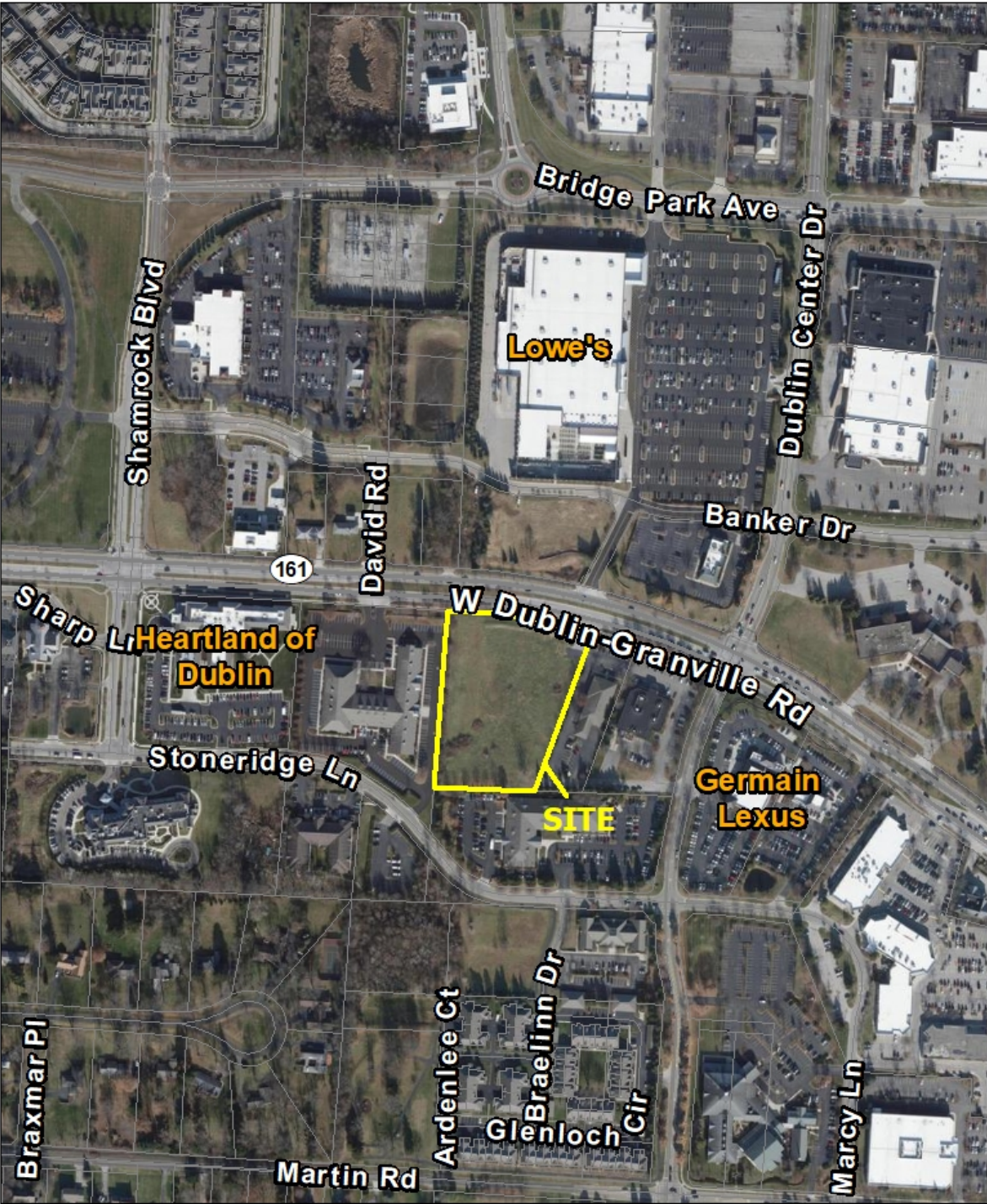
### Case Manager

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### Next Steps

Following recommendation of approval, the preliminary plat application will be forwarded to City Council for review and final acceptance. The applicant will also be eligible to submit a final development plan application to the Planning and Zoning Commission.

1. Context Map



20-147PDP  
Preliminary Development Plan  
Primrose School  
PID: 273-009147

0 155 310  
Feet

## 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 being rezoned to the Bridge Street District. 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 rezoning.

### History

In August 2020, the Planning and Zoning Commission reviewed and approved the application for a Concept Plan. The Concept Plan included an approximately 15,000-square-foot child daycare center and neighborhood street connection on the site. The Concept Plan included a conceptual layout of the northern lot to confirm that the northern lot could be developed to the standard of the Bridge Street District. The applicant is proposing to develop the southern of the two lots.

In May 2020, the Planning and Zoning Commission reviewed and tabled this application for a Concept Plan. The applicant requested to table the application after the Commission discussed concerns regarding the available space to develop the northern site and the uncertainty of the northern site.

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.

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 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.

### 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

In conjunction with the Preliminary and Final Development Plan process, a preliminary and final plat will also be submitted with this application. The plat is required due to the reconfiguration of the lot, as well as the construction of a new neighborhood street.

## **Site Characteristics**

### *Natural Features*

The site is currently vacant with minimal existing vegetation, apart from a heavily vegetated natural tree row along the western property line. There is approximately fifteen 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. The project will design and construct a new north-south Neighborhood Street. This proposed street will have on street parking, sidewalk and street lighting. Along W. Dublin-Granville Road there is a sidewalk on the south side and a shared-use path on the north side.

### *Utilities*

The site has access to public utilities (sanitary and water) from W. Dublin-Granville Road. This project will extend both public water and sanitary sewer mains to the south. 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.

### *Stormwater Management*

This application will meet the requirements of the City of Dublin Chapter 53 Stormwater Management and Stream Protection Code by the construction of on-site storm sewer main and structures along with an underground water quality treatment system.

## **Proposal**

The applicant is proposing a new two-story, approximately 15,850-square-foot child daycare center located on the 3.53-acre site zoning Bridge Street District – Office District on the southern portion of the site. The preliminary plat proposal includes the construction of a new Neighborhood Street along the eastern property line, as required by the Bridge Street District Street Network Map, and the split of the existing lot into two new lots.

### *Use*

The applicant is proposing a Child Daycare Facility. This use is permitted within the Bridge Street Office District. The Bridge Street Code includes use-specific standards for 'Daycare, Child or Adult' requiring that outdoor recreation areas located to the side or rear of the principal

structure and be enclosed with a permitted 50% opacity fence, and that all proposed play equipment and shade structures visible from the right-of-way shall use earth-toned colors.

### *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, a part of the city's 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, to create a continuous architectural edge uninterrupted by vehicular curb cuts.

This proposal includes the construction of a 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 W. Dublin-Granville Road, 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 does not meet the length requirements on the south and north borders (~1218 feet and ~1200 respectively), and does not meet the perimeter requirement (~3325 feet). A waiver is required for the dimensions of the newly created block. It should be noted that this waiver would be required with any application for this site, given the creation of the required Neighborhood Street.

### *L Preliminary Plat*

The applicant is proposing to subdivide and re-plot the site to create the Neighborhood Street right-of-way and two new lots. The new lot line is proposed from east to west, creating a north lot and a south lot. The southern lot (Lot 1) is a 1.370-acre lot, and the northern lot (Lot 2) is a 1.632-acre lot. 0.528-acre of the site is being dedicated for right-of-way dedication of the new neighborhood street. The proposed neighborhood street results in a corner lot condition for the north lot and provides



public street frontage for the south lot, as required by Code. The applicant is proposing to develop the southern lot, with future development taking place along S.R. 161. The Neighborhood Street will be required to be built prior to or concurrent with the construction of the proposed daycare facility. The applicant shall provide a street name for the proposed neighborhood street prior to the submission to City Council for approval.

### *Layout*

The proposed two-story, approximately 15,850-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 the corner of the intersection of the proposed Neighborhood Street and a proposed internal access drive to the north. An approximately 12,900-square-foot playground is proposed to the south of the building.



The site has one vehicular access point to the east from the required Neighborhood Street. Sidewalk connections are proposed from the building and parking lot to the public sidewalk along the west side of the Neighborhood Street, as well as a sidewalk extension across Lot 2 and connecting directly with the existing sidewalk along W. Dublin-Granville Road. Planning Staff recommends that the applicant remove the sidewalk connection across Lot 2 to avoid pre-determining the layout of a future development of Lot 2.

### *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, as well as the number of parking spaces required to adequately support the daycare.

The applicant is currently proposing 38 parking spaces to the west of the building, with an additional 24 on-street parking spaces on the Neighborhood Street. The applicant has provided information on the site plan explaining that a typical parking count for Primrose properties range between 38 and 46 parking spaces. The parking provided on site falls within this range.

### *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. The Building Type based on the proposed use, number of stories and story heights, siting, 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. The proposed building varies between 8 feet and 13.2 feet from the front property line, in compliance with the Required Building Zone (RBZ). Within the RBZ, a minimum of 75% of the front property line must be occupied by the building footprint. The applicant is proposing approximately 50.5% front property line coverage along the Neighborhood Street, requiring a Waiver to the requirement. The 50.5% only counts for the proposed building. However, an approximately 37.7% of additional coverage is provided by the fence that is enclosing the proposed playground. This type of coverage is not typically included in the front property line coverage calculation.

Loft buildings are required to have a minimum rear and side yard setback of 5 feet. The proposed shared drive aisle is permitted to encroach. The proposed fence along the south property line appears to be 3 feet from the property line. Staff recommends that the applicant revise the site plan to meet the 5-foot setback requirement for the proposed fence.

The maximum permitted lot coverage for the Loft Building Type is 80% impervious with an additional 10% semi-pervious. The applicant is proposing 50.10% of impervious coverage on the site, meeting this requirement.

#### *Architecture*

The applicant is proposing a two-story contemporary building with parapet roofs. Each story of the building is 12 feet in height, with varying parapet walls between 2 feet and 6 feet. The main entrance to the building is located at the northeast corner of the building.



The applicant is proposing two finishes of brick (Landmark Velour and 671 Velour), natural stone, and glass as primary materials for the building; and proposing cementitious horizontal siding (Cobblestone), and two finishes of metal panels (SW 7740 Messenger Bag and Aged Copper) as secondary materials.

Loft buildings require a minimum of 80% primary building materials per façade, excluding windows and doors. Primary materials are consider stone, brick and glass. The applicant is proposing 72% primary materials on the north elevation, 65% on the south elevation, 70% on the east elevation, and 56% on the west elevation. The applicant is requesting a Waiver to the primary material requirement for all four elevations, as a majority of the secondary material shown on each elevation is cementitious siding.

The applicant is also requesting a Waiver to the Vertical Increments requirement for Loft buildings. Loft buildings require vertical increments (distances on a vertical plane without breaks

in the plane) not to exceed 40 feet on any elevation. The south (63.91 feet), east (64.93 feet), and west (62.21 feet) elevations all exceed this requirement.

All other Loft building type requirements are met with this application.

### *Playground*

The applicant is proposing an approximately 12,900-square-foot playground south of the proposed building. The playground is split into four different play areas to keep the different age groups of children separate. Playground equipment that is visible from the adjacent properties or the right-of-way are required by the Bridge Street District Code to use subdued, earth-toned colors. The applicant is proposing play equipment that will be earth-toned and subdued, including dark green, brown, and tan-colored equipment, which is standard for Primrose locations. The applicant has provided playground cutsheets of typical equipment the business uses at their various business locations. The perimeter of the playground will be enclosed by a 4-foot tall Ameristar black aluminum fence. The fencing on the interior of the playground that separates the different sections is proposed to be a 4-foot tall chain link fence. Chain link fencing is a prohibited fence type within the City. Staff recommends the applicant replace the chain link fence with the proposed black aluminum fence used on the perimeter of the playground.

### *Signage*

The applicant has provided conceptual signage with the building elevation sheet. The signage shown is for reference only and not for review. The applicant will be required to provide a Master Sign Plan with the Final Development Plan to permit a wall sign on the parking lot elevation of the building.

### *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. Code requires one-square-foot of publicly accessible open space for every 50 square feet of gross floor area of the proposed commercial building. Based on the approximately 15,900-square-foot building, a minimum total of 318 square feet of publicly accessible open space is required.

Based on the layout of the site, Staff has concerns that any required open space on the site would not meet the intent of open space within the Bridge Street District Code. Staff is concerned that any small open space provided for this site would be impractical and of little value to the site. Staff suggests the applicant consolidate an open space type with the development of the northern lot in the future. This option would allow for a higher quality open space type that would be better utilized and positioned either along the neighborhood street or along W. Dublin-Granville Road. Staff, in conjunction with the Law Director, are working with the applicant on the practical method to memorialize any open-space-consolidation arrangement for the future development of the northern parcel, as part of the Final Development Plan.

### *Landscaping*

The applicant has provided a preliminary landscape plan for the proposed Lot 1 and the neighborhood street. The preliminary plan shows general locations of plantings that appear to



meet the requirements of the Bridge Street District Code. Final locations and tree species will be provided with the Final Development Plan. Staff is recommending that the applicant provide landscaping around the perimeter of the playground to provide additional screening from the street and adjacent properties.

#### *Stormwater and Utilities*

The applicant has provided stormwater calculations and utility information with this submission. The applicant is proposing underground stormwater management that would be built to scale for the development of both lots 1 and 2. The proposed location of the underground stormwater management is under the parking lot, west of the Primrose building. The applicant will continue to work with Engineering Staff ahead of the submission of the Final Development Plan to finalize details and plans regarding stormwater functions and public utility placements on the site and along the new neighborhood street.

### 3. Criteria

#### *Waiver Review 1*

153.062(O)(4)(a)(1) — Front Property Line Coverage

Requirement: Minimum 75% coverage.

Request: Approximately 50.5% coverage.

- 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 need for a playground to accompany the site. Between the 100-foot easement to the west of the building, and the required parking for the site, the applicant located the playground to the side of the building, where it will occupy approximately 37.7% of the RBZ.

- 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. Approval of the Waiver will allow the proposal to generally meet the spirit and intent of adopted plans and policies.

- 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 materials.

- 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 request will ensure the development is still of great quality to the District.

- 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 and an amendment to the requirements of this chapter are not necessary.

- 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.

### *Waiver Review 2*

#### 153.062(E)(1) — Façade Materials

Requirement: A minimum of 80% of each façade visible from a street or adjacent property, exclusive of windows and doors, shall be constructed of permitted primary materials (brick, stone, glass).

Request: To permit 72% primary materials on the north façade; 65% primary materials on the south façade; 70% primary materials on the east façade; 56% primary materials on the west façade.

- 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 Not Met. The proposed Waiver is not due to unique site conditions, the use of or conditions on the property or surrounding properties, or circumstances outside the control of the property owner.

- 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. Approval of the Waiver will allow the proposal to generally meet the spirit and intent of adopted plans and policies.

- 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 materials. Cementitious Horizontal Siding has been used throughout the District with newer developments.

- 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. Cementitious Horizontal Siding is an approved secondary material within the Bridge Street District and will not negate the development quality of the proposed building.

- 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 and an amendment to the requirements of this chapter are not necessary.

- 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.

*Waiver Review 3*

153.060(C)(2) — Maximum Block Size

Requirement: Office Zoning District: Length = 500 feet ; Perimeter = 1750 feet

Request: W. Dublin-Granville Road = ~1,200 feet ; Stoneridge Lane = ~1,218 feet ; Perimeter = ~3,325 feet

- 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 required due to the creation of the neighborhood street within the existing street network. Any development of this site would require the development of the new neighborhood street, thus requiring the Waiver.

- 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. Approval of the Waiver will allow the proposal to meet the spirit and intent of adopted plans and policies.

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

Criteria Met. The Waiver request is required due to the neighborhood street being constructed.

- 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.*

Not Applicable. The Waiver will not impact the development of the lot or building.

- 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.

- 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.

*Waiver Review F4*

153.060(O)(4)(d)(4) — Façade Divisions – Vertical Increments

Requirement: No greater than 40 feet.

Request: South Façade = 63.91 feet ; East Façade = 64.93 feet ; West Façade = 62.21 feet.

- 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 Not Met. The proposed Waiver is not due to unique site conditions, the use of or conditions on the property or surrounding properties, or circumstances outside the control of the property owner.

- 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. Approval of the Waiver will allow the proposal to generally meet the spirit and intent of adopted plans and policies.

- 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 to matter of convenience or reduced cost. The waiver allows variation in the design of the building.

- 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 request allows for variation in building design on each façade. The approval of the Waiver would not create a lesser product for the site.

- 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. This Waiver is unique to the project under consideration.

- 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.

#### *Preliminary Development Plan §153.066*

- 1) *The proposal is consistent with the approved concept plan.*

Criteria Met. This application is largely consistent with the approved concept plan and existing development pattern.

- 2) *The development is consistent with the Community Plan, BSD Special Area Plan, BSD Design Guidelines, other adopted city plans, and related policies.*

Criteria Met with Approved Waivers. The proposal is largely consistent with all adopted plans and policies. However, the applicant is requesting approval of Waivers, which will allow for a cohesive modern aesthetic.

- 3) *The proposed land uses align with all applicable requirements and use specific standards.*  
Criteria Met with Condition. The proposal is for a daycare use, which is permitted in this zoning district. The applicant should provide landscaping around the perimeter of the playground fence for additional screening.
- 4) *The proposed buildings are appropriately sited and scaled to create a cohesive development character that complements the surrounding environment, and conforms to the requirements of § 53.062 Building Types and §153.065 Site Development Standards.*  
Criteria Met with Waivers and Conditions. The proposal is appropriately scaled and complements the surrounding environment. The waivers allow for additional design elements that complement the surrounding environment. The applicant should revise the site plan to meet the 5-foot setback requirement for the proposed fence, and replace the chain-link fence with the proposed black aluminum fence.
- 5) *The proposed lots and blocks conform to the requirements of §153.060 Lots and Blocks.*  
Criteria Met with Waiver. The proposed Waiver for the dimensions of the created block will allow the block to conform to the district.
- 6) *The proposed street types conform to the requirements and standards of §153.061 Street Types, including the general pattern of streets, blocks, and development reflected on the BSD Street Network Map and the conceptual locations of access points to surrounding streets to avoid adverse impacts on surrounding neighborhoods and traffic infrastructure.*  
Criteria Met. The proposal includes a neighborhood street that is in accordance with the BSD Street Network Map. The street will be designed to City of Dublin standards.
- 7) *The proposed design of the internal circulation system, driveways, and any connections to the public realm provide for safe and efficient access for pedestrians, bicyclists, vehicles, and emergency services.*  
Criteria Met. The proposal does not significantly alter the circulation system, access points or connections to the public realm. The site layout provides adequate access for visitors to the site.
- 8) *The proposed design of buildings conforms to the BSD Code and is consistent with the BSD Design Guidelines, while integrating with nearby development.*  
Criteria Met with Waivers. The applicant is requesting a Waiver to permit less primary materials on each façade, and a Waiver for vertical façade increments for the building. Otherwise, the proposal conforms to applicable policies and plans.
- 9) *The proposed open spaces are appropriately sited and designed to conserve or enhance natural features as appropriate, enhance the community both within and outside the proposed development, and conform to the requirements of §153.064 Open Spaces.*

Criteria Met with Condition. The applicant should continue working with Staff to appropriately defer the provision of adequate open space with the development of Lot 1, at the Final Development Plan stage.

- 10) *The scale and design of the proposed development allows for the adequate provision of services currently furnished by or that may be required by the city or other public agency including, but not limited to, fire and police protection, public water and sanitary sewage services, recreational activities, traffic control, waste management, and administrative services.*

Criteria met. The proposal allows for the adequate provision of services.

- 11) *The proposed development conforms to the requirements of §153.063 Neighborhood Standards, as applicable.*

Not Applicable. The proposal is not located in an area subject to Neighborhood Standards.

- 12) *The proposed development provides adequate stormwater management systems and facilities that comply with the applicable regulations of this code and any other applicable design criteria or regulations as adopted by the city or required by other government entities.*

Criteria Met. The proposal provides adequate stormwater management.

- 13) *The proposed development can be adequately serviced by existing and/or planned public or private infrastructure consistent with the city's most recently adopted capital improvements program.*

Criteria Met. The proposal can be adequately serviced by existing infrastructure.

- 14) *If the development is to be implemented in phases, each phase has adequate infrastructure to serve the development without the need for further phased improvements.*

Not Applicable. The proposal will not be phased.

- 15) *The proposed development demonstrates consistency with the recommendations, principles, and intent of all applicable design standards and guidelines, including but not limited to buildings, open spaces, and streetscapes.*

Criteria Met with Waivers. The proposal is largely consistent with the recommendations, principles, and intent of all design standards. However, the applicant is requesting a Waiver for the block dimensions and two Waivers for the development of the building that do not alter the intent and standards of the District.

#### *Preliminary Plat Requirements 152.018*

- 1) *Plat Information and Construction Requirements*

Criteria Met. The proposal is consistent with the requirements of the Subdivision Regulations.

- 2) *Lots, Street, Sidewalk, and Bike path Standards*

Criteria Met with Condition. This proposal is consistent with the lot, street, sidewalk, and bikepath standards of the Subdivision Regulations. The applicant shall provide a street name for the proposed neighborhood street prior to the submission to City Council for approval.

3) *Utilities*

Criteria Met. Proposed and existing utilities are shown on the preliminary plat.

4) *Open Space Requirements*

Criteria Not Met. Planning staff and the Legal department are working together and will be working with the applicant on the practical method to memorialize any open-space-consolidation arrangement for the future development of the northern parcel.

## 4. Recommendation

### *Waiver Reviews*

- 1) Planning recommends **approval** of a Waiver to Zoning Code Section 153.062(O)(4)(a)(1) — Front Property Line Coverage (Approximately 50.5% coverage).
- 2) Planning recommends **approval** of a Waiver to Zoning Code Section 153.062(E)(1) — Façade Materials (72% primary materials on the north façade; 65% primary materials on the south façade; 70% primary materials on the east façade; 56% primary materials on the west façade).
- 3) Planning recommends **approval** of a Waiver to Zoning Code Section 153.060(C)(2) — Maximum Block Size (W. Dublin-Granville Road = ~1,200 feet ; Stoneridge Lane = ~1,218 feet ; Perimeter = ~3,325 feet).
- 4) Planning recommends **approval** of a Waiver to Zoning Code Section 153.060(O)(4)(d)(4) — Façade Divisions – Vertical Increments (South Façade = 63.91 feet ; East Façade = 64.93 feet ; West Façade = 62.21 feet)

### *Preliminary Development Plan*

Planning recommends **approval** of the Preliminary Development Plan with four conditions:

- 1) The applicant remove the sidewalk connection across Lot 2;
- 2) The applicant revise the site plan to meet the 5-foot setback requirement for the proposed fence;
- 3) The applicant replace the chain link fence with the proposed black aluminum fence used on the perimeter of the playground, and;
- 4) The applicant provide landscaping around the perimeter of the playground to provide additional screening from the street and adjacent properties;

### *Preliminary Plat*

Planning recommends **approval** of the Preliminary Plat with two conditions:

- 1) The applicant make any minor technical adjustments to the plat prior to submission for acceptance to City Council, and;
- 2) The applicant shall provide a street name for the proposed neighborhood street prior to the submission to City Council for approval.