



**DARIN RANKER ARCHITECTS**  
+ INTERIOR DESIGNERS

November 25, 2020

City of Dublin  
Planning & Zoning Commission  
5200 Emerald Parkway  
Dublin, Ohio 43017

RE: **all R friends - Informal Review**  
**Emerald Parkway & Parkwood PI**  
**DRA Project No. 20-040**

To Whom it May Concern,

We are submitting for a proposed 8,160 SF single story office building for an adult day care facility that will provide social services and activities for adults with disabilities. The facility operates during regular business hours of 8:00 – 5:00 p.m. They will operate 5-6 shuttle buses/vans that will transport their clients from their own homes and to the facility. There will be few if any clients driving themselves to the facility. There will not be outdoor recreation beyond providing the covered patio for lunches.

We would appreciate your review of the site design to ensure it is in compliance with the Thomas Kohler PCD standards. One item in question is the requirement for a split rail fence along the 75' setback as this has not been provided by other developments.

Please confirm if it is acceptable to have the sidewalk connection to the public way be placed within the parking setback.

We are also seeking input on the building elevations.

Please call if you have any questions or need any additional information.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Darin J. Ranker', written over a large, faint, light blue 'DRA' watermark.

Darin J. Ranker, AIA  
Architect / Principal