

CASE 20-195INF – All R FRIENDS (THOMAS-KOHLER PCD, SUBAREA B1)

Summary

This is a request for informal review and feedback for a ±8,100-square-foot, building, zoned

Site Location

West of Emerald Parkway, ±450 feet northwest from the intersection with Parkwood Place.

Zoning

PCD, Planned Commerce District (Thomas-Kohler, Subarea B1).

Applicant/Representative

Chris Jolley, Project Manager
Darin Ranker Architect

Applicable Land Use Regulations Zoning Code Section 153.050

Case Manager

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Next Steps

Upon input from the Planning and Zoning Commission, the applicant is eligible to apply for a formal review of a Final Development Plan.

Zoning Map



1. Context Map



20-195INF
Informal Review
All R Friends
PID:273-012214

0 155 310
Feet

A scale bar showing 0, 155, and 310 feet. Below the scale bar is a north arrow symbol consisting of a circle with an 'N' and an upward-pointing arrow.

2. Overview

Background

The preliminary development plan for this Planned Commerce District was approved in 1996 without a preliminary site plan. The Thomas-Kohler Planned District encompasses approximately 120 acres and the subject site is at the northern boundary of the district. The Planning and Zoning Commission approved the final development plan for the Gardner School daycare facility immediately to the east of this site in May of 2007 as well as an expansion in April of 2010. A final development plan for the parcel to the south was approved in February of 2006 for a 44,000-square-foot banking and office operations center for BMI Federal Credit Union. The Camden Professional Office Complex, approved in two phases in 2004 and 2006 is located farther to the south on the west side of Emerald Parkway and its last building is nearing completion. Land to the north is zoned SO, Suburban Office and Institutional District and includes the Trinity Green development, which was approved for three one-story office buildings, one of which has been built and occupied thus far. The remaining acreage is vacant. Land to the west is zoned PLR, Planned Low-Density Residential District as part of Heather Glen Subdivision and the Heather Glen Park.

Site Characteristics

Natural Features

The 3.3-acre site is located on the west side of Emerald Parkway at the intersection with Parkwood Place. This particular parcel includes the access drive off Emerald Parkway for the daycare and the credit union and has 60 feet of frontage along Emerald Parkway as required by the Subdivision Regulations. The land is undeveloped and flat with a partial tree row along the northern boundary. The site includes a consolidated stormwater management pond shared with the daycare. To the rear of the site, a 75-foot wide landscape buffer has been established as required by the development text. It includes a multi-use path.

Surrounding Land Use and Development Character

North: SO, Suburban Office and Institutional District (Trinity Green complex and vacant land)

East: PCD, Planned Commerce District (Thomas-Kohler, office)

South: PCD, Planned Commerce District (Thomas-Kohler, BMI office building)

West: PLR, Planned Low-Density Residential District (Heather Glen Subdivision/Heather Glen Park)

Road, Pedestrian and Bike Network

Access for the site is off Emerald Parkway and a bike path is located on the west side of Emerald Parkway.

Utilities

The site has public utilities.

Proposal

Use

This is a request for review and approval of a Final Development Plan for a new building to provide service to train adults with disabilities. The Code does not specifically address this service but Staff has interpreted the SO Zoning District and determined that either adult day

care (permitted) or vocational school (conditional use) are appropriate use categories for this proposal.

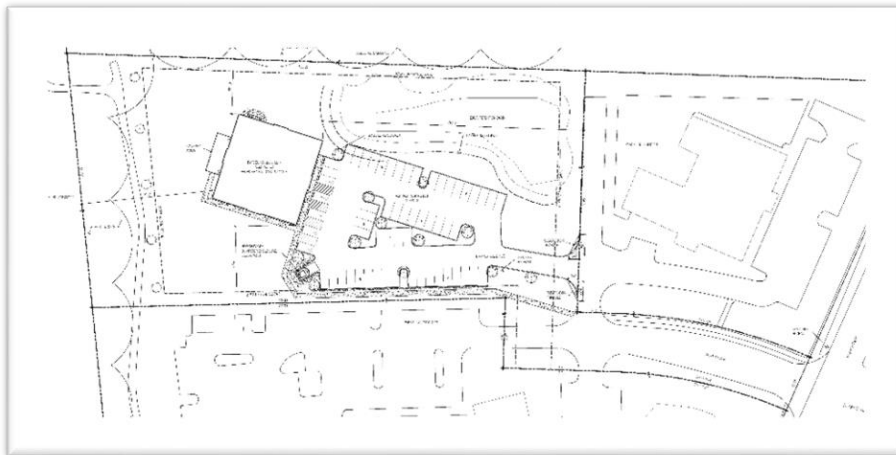
Layout

The applicant is proposing to locate the building toward the western portion of the site. The buildings is approximately 8,000 square feet. Parking is located to the east of the building and includes 60 spaces. Additional information may need to be required to justify the parking numbers as clients will be largely be bussed to the facility. In daycare settings, Code requires one space per every six students and one space per teacher. Staff encourages the applicant to reduce unnecessary impervious surface as much as possible. The site plan does not appear to indicate a path connection to the existing path to the rear, which should be explored.

In addition, the applicant has noted that the development text requirement for a split rail fence along the boundary with the Heather Glen neighborhood has not been installed in the more than 10 years that development has occurred in the Thomas-Kohler Planned District. Staff is not aware of any issues or complains regarding the lack of this fence for any of the existing developments and supports the deletion on this requirement, which does need to be approved via a text modification.

While no details are provided at this informal stage, Staff is concerned should the applicant pursue a ground sign as potential placeemntet is challenging due to the limited frontage and both BMI and The Gardner School currently have ground signs near the entry drive. Daycares are limited to eight feet in height for wall signs and 6 feet in height for ground signs.

The Thomas-Kohler development text, established in the mid 1990s limits lighting to high-pressure sodium for parking lots. Advances in technology have proven that this requirement may be limiting as to lighting levels and environmental improvements.



Architecture

The approved text requires four-sided architectural design that maintains a high level of quality and an overall coordinated architectural style for the district. Roof pitches are required to be 6/12 and stuccos is not permitted as a primary building material. Buildings approved along Emerald Parkway use a dry stacked stone, painted wood panels, and details that portray a warm tone. The proposed architecture for the building appears lack certain elements and does not meet the requirements of the text. The

applicant should consider cues from the surrounding buildings to ensure that not only text requirements are met but that the high caliber of architectural detailing is consistent along this important business corridor of the City.

3. Discussion Questions

- 1) Does the Commission support the proposed adult daycare within Subarea B1 of the Thomas-Kohler Planned District?
- 2) Is the Commission inclined to allow the applicant to deviate from the lighting requirements as long as Code is met for lighting levels?
- 3) Does the Commission support to eliminate the fencing requirements along the rear of the site and allow access to the walking path?
- 4) What architectural elements should the applicant include to create consistency with the existing character on the west side of Emerald Parkway?
- 5) Other comments by the Commission?