

20-163AFDP/20-150CU – MUIRFIELD SQUARE – MEADOWS ACADEMY

Summary

This is a request for review and approval of an Amended Final Development Plan with a Minor Text Modification to permit daycare uses in the Muirfield Village PUD – Muirfield Square office complex. Review of a Conditional Use permit is also requested in association with this AFDP for a daycare use.

Site Location

South of the intersection of Muirfield Drive and Memorial Drive.

Zoning

PUD, Planned Unit Development District – Muirfield Village.

Property Owners

Triequities, LLC

Applicant/Representative

Susan Bolongaita, Meadows Academy

Applicable Land Use Regulations

Zoning Code Sections 153.053, 153.055, and 153.236.

Case Manager

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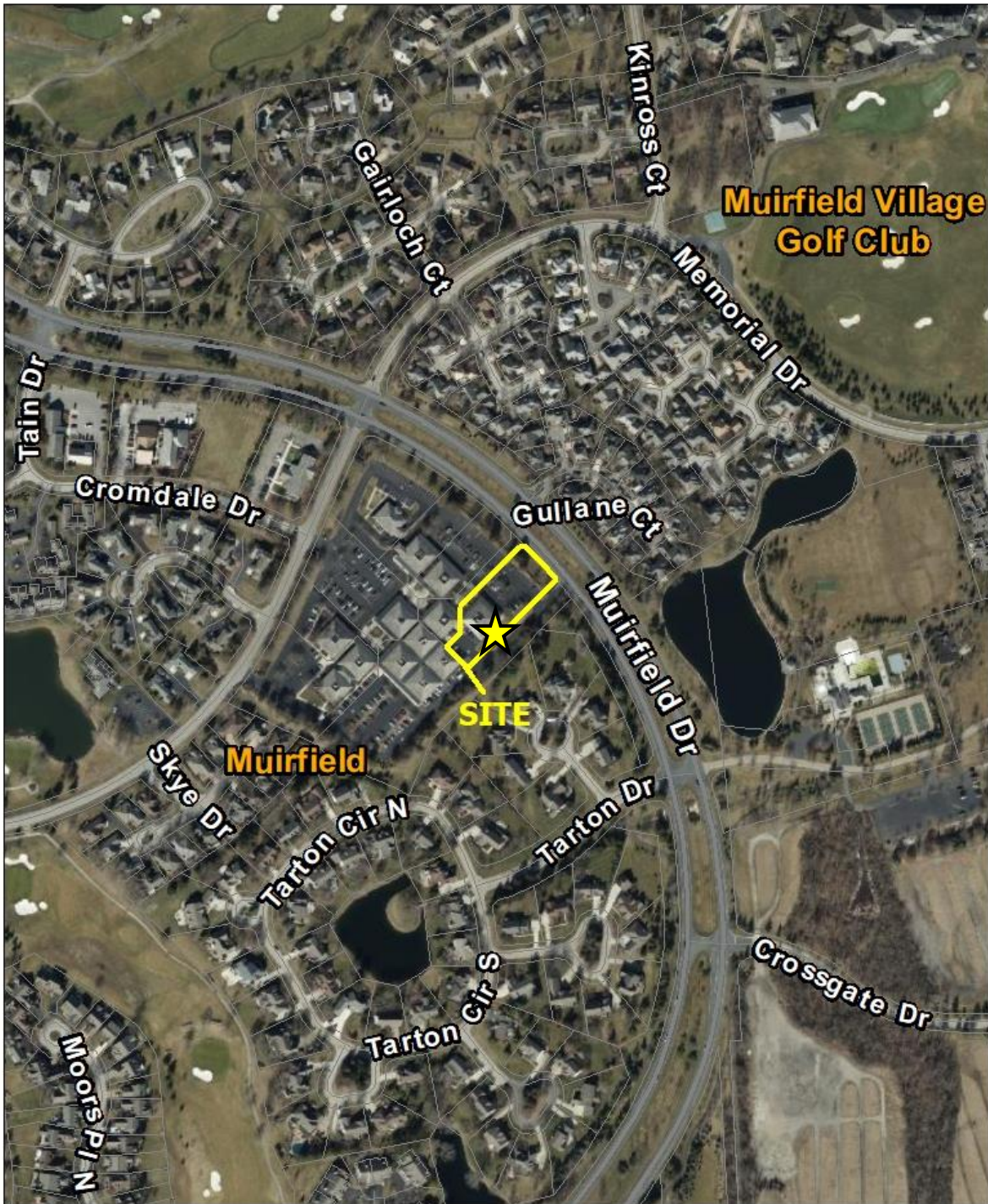
Next Steps



Upon approval from the Planning and Zoning Commission for the Amended Final Development Plan with Minor Text Modification and Conditional Use applications, the applicant is eligible to file for building permits.

Zoning Map



1. Context Map



 <p>City of Dublin</p>	<p>20-163AFDP Amended Final Development Plan Meadows Academy 6065 Memorial Drive</p>	<p>0 155 310 Feet</p> 
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2. Overview

Background

6065 Memorial Drive is an office condominium located within the larger Muirfield Square office complex. The site is zoned within Muirfield Village PUD, but has a development text specific to the office complex, which dictates permitted uses for the complex. Permitted uses, as outlined in the development text, include those uses permitted in the standard Neighborhood Commercial district, which allows general retail, personal services, and office uses. Additionally, the development text specifies other permitted uses such as art studios, book stores, and sporting goods stores.

This process, an Amended Final Development Plan application with Minor Text Modification and associated Conditional Use application, was applied to a similar request in 2016 for the Kumon Learning Center to operate as 'an educational use not elsewhere classified' in the Perimeter West, Subarea 1 PCD.

Site Characteristics

Natural Features

The site is fully developed. No significant natural features are present on the site.

Surrounding Land Use and Development Character

North: PUD, Planned Unit Development District (Muirfield Village Veterinary Hospital)

East: PUD, Planned Unit Development District (Muirfield Village - Residential)

South: PUD, Planned Unit Development District (Muirfield Village - Residential)

West: PUD, Planned Unit Development District (Muirfield Village - Residential)

Road, Pedestrian and Bike Network

The Muirfield Square Center has frontage on Memorial Drive (± 815 feet) and Muirfield Drive (± 720 feet). The office complex is divided, with many office condos owned separately on individual parcels. The parcel in question is located in the southeast portion of the overall site and has approximately 135 feet of frontage on Muirfield Drive. The overall site has three vehicular access points; one from Muirfield Drive and two from Memorial Drive. Sidewalks are provided internally throughout the site. There are no pedestrian facilities along Muirfield Drive or Memorial Drive. A shared-use path is located along the south and west property lines.

Proposal

This is a request for review and approval of an Amended Final Development Plan with a text modification to allow daycare uses as conditionally permitted uses within the Muirfield Square complex. This is also a request for review and approval of an associated Conditional Use application for a new daycare, Meadows Academy.

Amended Final Development Plan with Minor Text Modification

A Minor Text Modification is required to permit daycare uses as a conditional use for the Muirfield Square complex. Staff has identified that a Minor Text Modification is the correct procedure for this application as the added conditional use would not significantly alter the list of permitted or conditional uses and would not inappropriately increase the density. Muirfield Square also has a designation of Mixed Use Neighborhood Center in the Future Land Use plan, which calls for daycares as a compatible use. Staff has determined that the use is compatible with the

surrounding area and consistent with the Community Plan. The proposed minor text modification is as follows:

“The following use shall be permitted as a Conditional Use for Muirfield Square, in accordance with the requirements identified in the Suburban Office and Institutional District:

- 1) Daycare, Child or Adult (Child and adult daycare center)”

In addition to the minor text modification, the applicant is proposing minor landscape updates to the southeast side of the building to allow for a small outdoor area. The applicant should continue to work with Staff to finalize the details of these modifications, subject to Staff approval in compliance with all use specific standards for daycares as identified in the Suburban Office and Institutional District.

Conditional Use Details

The applicant has provided a Conditional Use Statement describing the business. Meadows Academy provides full-day and half-day daycare for children ages 6 weeks to 6 years. The school will occupy all of the 4,900 square feet of space in the single-story building. Four classrooms and one indoor recreation room are proposed for the interior.

The facility is proposed to operate five days a week, Monday through Friday, and to be closed on Saturday and Sunday. The general hours of operation are from 9:00am to 4:00pm, although early drop-off starts at 7:15am and aftercare runs until 6:00pm. The applicant has indicated that there will be 6 staff members and the school is projected to enroll approximately 59 students.

The applicant is required to provide 16 parking spaces for this use (1 per employee and 1 for every 6 students). The site provides ample parking for this use.

3. Criteria Analysis

Minor Text Modification [§153.053(E)(2)(b)(4)(b)]

- 1) The Planning and Zoning Commission determines that, for this Planned District, the code compliance is not needed in order to ensure that the Planned District is consistent with the Community Plan and compatible with existing, approved, or planned adjacent development;
- 2) The Planning and Zoning Commission determines that the proposed modification does not significantly alter the list of permitted or conditional uses, cause an inappropriate increase in density or cause inconsistencies with the Community Plan;
- 3) The proposed modification results in a development of equivalent or higher quality than that which could be achieved through strict application of the requirement(s);
- 4) The principles of §153.052(B) are achieved; and
- 5) The development, as proposed on the final development plan, will have no adverse impact upon the surrounding properties or upon the health, safety or general welfare of the community.

Request. To modify the development text; under sub-section K: The following use shall be permitted as a Conditional Use for Muirfield Square, in accordance with the requirements identified in the Suburban Office and Institutional District:

- 1) Daycare, Child or Adult (Child and adult daycare center)

Criteria met. The proposed text modification retains consistency with the recommendations of the Community Plan and does not inappropriately impact the density of the development or the existing permitted and conditional uses. The proposed use is appropriate for the area and will not have any adverse impacts on neighboring properties.

Amended Final Development Plan §153.055(B)

- 1) The plan conforms in all pertinent respects to the approved preliminary development plan.
Criteria Met with Minor Text Modification. The proposal is largely consistent with the preliminary development plan and requirements of the development text. The text modification permits the intended use of the site.
- 2) Adequate provision is made for safe and efficient pedestrian and vehicular circulations within the site and to the adjacent property.
Criteria Met. No modifications to site circulation are proposed.
- 3) The development has adequate public services and open spaces.
Not Applicable. No modifications to public services or open spaces are proposed.
- 4) The development preserves and is sensitive to the natural characteristics of the site in a manner that complies with the applicable regulations set forth in the Code.
Criteria Met. The site is developed. No modifications are proposed to the existing development pattern.
- 5) The development provides adequate lighting for safe and convenient use of the streets, walkways, driveways, and parking areas without unnecessarily spilling or emitting light onto adjacent properties or the general vicinity.
Not Applicable. No modifications to site lighting are proposed.
- 6) The proposed signs are coordinated within the PUD and with adjacent development.
Not Applicable. No signs are proposed with this application.
- 7) The landscape plan will adequately enhance the principle building and site; maintain the existing trees to the extent possible; buffer adjacent incompatible uses; break up large expanses of pavement with natural material; and provide appropriate plant materials for the buildings, site, and climate.
Criteria Met with Condition. No significant modifications to the site are proposed. However, the applicant has indicated that some landscaping modifications are desired. The applicant should continue to work with Staff to finalize landscape details, subject to Staff approval, in accordance with all use specific standards identified for daycares in Suburban Office and Institutional.
- 8) Adequate provision is made for storm drainage within and through the site which complies with the applicable regulations in the Code and any other design criteria established by the city or any other government entity which may have jurisdiction over such matters.
Not Applicable. No modifications are proposed to the site layout that impact storm drainage.
- 9) If the project is to be carried out in progressive stages, each stage shall be so planned that the foregoing conditions are complied with at the completion of each stage.
Not Applicable. Phasing is not proposed as part of this application.
- 10) The proposed development is compliant with other laws and regulations.
Criteria Met. The proposal meets all other applicable laws and regulations.

Conditional Use §153.236

- 1) The proposed use will be harmonious with and in accordance with the general objectives or purpose of the Zoning Code and/or Community Plan.
Criteria Met. The proposed use will be appropriate to the location and existing development character. The use is consistent with the requirements of the Zoning Code and the Community Plan.
- 2) The proposed use will comply with all applicable development standards, except as altered in the approved conditional use.
Criteria Met. The proposed use complies with all applicable development standards contained in the zoning district.
- 3) The proposed use will be harmonious with the existing or intended character of the general vicinity.
Criteria Met. The proposed use is compatible with other existing uses in the general vicinity of the site.
- 4) The use will not be hazardous to or have a negative impact on existing or future surrounding uses.
Criteria Met. Proposed operations will not have an adverse effect on surrounding uses. The hours of operation are compatible with surrounding offices.
- 5) The area and proposed use(s) will be adequately served by essential public facilities and services.
Criteria Met. The site and proposed use will be adequately served by all utilities and services.
- 6) The proposed use will not be detrimental to the economic welfare of the community.
Criteria Met. This proposed use contributes positively to the economic climate of the city by occupying a vacant tenant space. The use will drive business to the office center.
- 7) The proposed use will not involve operations that will be detrimental to any person, property, or the general welfare.
Criteria Met. The use will not be detrimental to the surrounding area or any persons or property. Operations will be handled within the tenant space.
- 8) Vehicular approaches to the property shall be designed as not to create interference with traffic on public or private streets or roads.
Criteria Met. The site has ample parking and circulation. The proposed intensity of the use should not affect the existing parking lot or create an interference with the traffic to and from the site.
- 9) The proposed use will not be detrimental to property values in the immediate vicinity.
Criteria Met. This proposal will not be detrimental to property values. The site is located near existing commercial and office development and is an amenity for single-family residences surrounding the development.
- 10) The proposed use will not impede the normal and orderly development of the surrounding properties.
Criteria Met. This proposed use is contained on site and will not impede development or improvement to the surrounding properties.

4. Recommendations

The proposed **Minor Text Modification** is consistent with all applicable review criteria. **Approval** is recommended for the following item:

- 1) To modify the development text; under sub-section K: The following use shall be permitted as a Conditional Use for Muirfield Square, in accordance with the requirements identified in the Suburban Office and Institutional District: Daycare, Child or Adult (Child and adult daycare center)

The proposed **Amended Final Development Plan** is consistent with all applicable review criteria. **Approval** of this application is recommended with one condition:

- 1) The applicant continue to work with Staff to finalize landscape details for a small outdoor area, in accordance with SO standards for daycares, subject to Staff approval.

The proposed **Conditional Use** is consistent with all applicable review criteria. **Approval** of this application is recommended with no conditions.