

20-212FP/20-213FDP – PRIMROSE SCHOOL

Summary

This is a request for review and approval of a Final Development Plan, and review and recommendation of acceptance to City Council of a Final Plat for the construction of a new day care facility and new neighborhood street located on a ±3.53-acre site 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

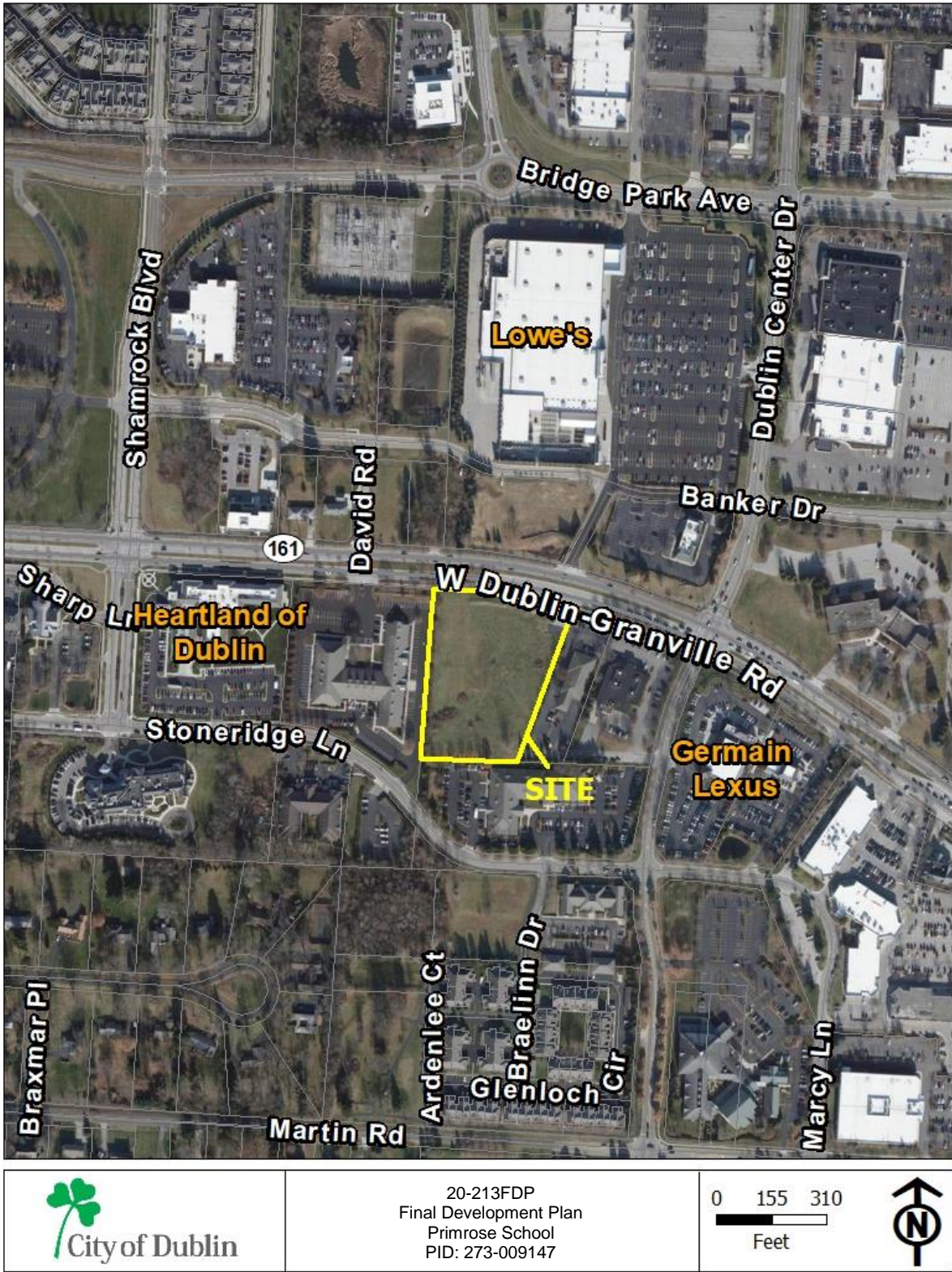
Case Manager

Zach Hounshell, Planner I
(614) 410-4652
zhounshell@dublin.oh.us

Next Steps

The Planning and Zoning Commission is the final reviewing body for the final development plan. Following a recommendation from the Commission on the final plat, the plat will be forwarded to City Council for review and final determination. Following approval, the applicant would be able to submit for building permits.

1. Context Map



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 surrounding property that was developed after the implementation of the Bridge Street District rezoning.

History

In December 2020, the Planning and Zoning Commission reviewed and approved a Preliminary Development Plan for a 15,850-square-foot child daycare center and associated site improvements. A Preliminary Plat was also proposed to establish a new Neighborhood Street and two new lots. The Commission recommended approval of the Preliminary Plat to City Council, where it was accepted by City Council in January 2021 (Resolution 02-21).

In August 2020, the Planning and Zoning Commission reviewed and approved the application for a Concept Plan. The Concept Plan included a new child daycare center and neighborhood street connection on the site. The plan included a conceptual layout for two lots to confirm that the northern lot could be developed in compliance with 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 the 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.

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 final development plan process, a final plat has also be submitted with this application. The plat is required due to the reconfiguration of the lot, as well as the dedication 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.

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.

Proposal

The applicant is proposing to construct a new two-story, 15,850-square-foot child daycare center located on the 3.53-acre site zoning Bridge Street District – Office District on the southern half of the site. The final development plan is intended to confirm compliance with the preliminary development. The Commission is asked to review final development details including building materials, open space, landscaping, and lighting associated with the proposed daycare. Signs are required to meet the Code or the applicant is required to seek separate approval of a master sign plan. A final plat accompanies the final development plan to subdivide the site in accordance with the preliminary plat.

The applicant is proposing a Child Daycare Facility. This use is permitted within the Bridge Street District – Office District. The BSD Code includes use-specific standards for 'Daycare, Child or Adult' requiring that outdoor recreation areas be located to the side or rear of the principal structure and be enclosed with a permitted 50 percent opacity fence, and that all play equipment and shade structures visible from the right-of-way shall use earth-toned colors.

Final Plat

The site layout specifically streets, lots, and blocks were approved with the preliminary development plan and documented on the preliminary plat. The proposal includes the construction of a Neighborhood Street to align with the Street Network Map and the creation of a new block of development. The proposed Neighborhood Street dedicated in the final plat will partially subdivide the existing block defined by W. Dublin-Granville Road, Shamrock Crossing Boulevard, Stoneridge Lane, and Dublin Center Drive. A waiver was approved for the

dimensions of the newly created block with the preliminary development plan and subsequently accepted by City Council as part of the preliminary plat.

The final plat subdivides the site to establish the neighborhood street right-of-way and two new lots. The new lot line is proposed to run east to west, creating a north lot and a south lot. The southern lot (Lot 1) is 1.370-acres in size, and the northern lot (Lot 2) is 1.632-acres in size. 0.528-acre of the site is being dedicated for right-of-way to establish 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 is required to be built prior to or concurrent with the construction of the proposed daycare facility. The applicant has provided a street name on the plat for the neighborhood street, however, it has not been approved by Staff due to its similarity with other street names in Dublin. The applicant should provide an updated, approved street name for the proposed neighborhood street prior to the submission to City Council. The applicant is proposing an internal access drive that will provide vehicular access for both Lots 1 and 2. The applicant should work with Staff to identify and document an appropriate easement for the internal access drive, subject to Staff Approval.

Open space is not required to be dedicated on the plat within the Bridge Street District. In the Bridge Street District, open space is required to be publicly accessible, but is not required to be owned by the City of Dublin, as required by the Subdivision Regulations. However, open space is addressed by the requirements for preliminary development plan and final development plan.

Final Development Plan

Layout

The proposed two-story, 15,850-square-foot building is sited on Lot 1. The applicant has located the building at the corner of the proposed neighborhood street and the internal access. An approximately 12,900-square-foot playground is proposed to the south and west of the building.

The site has one shared vehicular access point from the east along the neighborhood street.

Sidewalk connections are proposed from the building and parking lot to the public sidewalk along the neighborhood street. The applicant is proposing a sidewalk extension to the south property line to allow for additional connectivity in the future. The proposed sidewalk will also connect at the Lot 2 property line to allow for connectivity with future development of the northern lot.



The applicant was approved for a parking plan with the preliminary development plan. The applicant is providing 38 parking spaces to the west of the building, with an additional 24 on-street parking spaces on the neighborhood street.

Architecture

Under the requirements for the Loft Building Type, the applicant is proposing a two-story contemporary building with a flat parapet roof. The main entrance to the building oriented towards the parking lot to the west, while also providing substantive architectural detail and finishes to the east façade of the building that fronts the neighborhood street.



The applicant is proposing the building be clad in brick, stone, cementitious siding, and metal all permitted materials within the Code. Two finishes of brick (Landmark Velour and 671 Velour), natural stone, and glass as primary materials for the building; and proposing cementitious horizontal siding (SW Foggy Day and 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 that are permitted are 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, which have all been approved via waiver with the preliminary development plan. All other Loft building type requirements are met with this application.

Dumpster Enclosure, Playground, and Signs

A 6-foot tall dumpster enclosure located west of the building. The enclosure will match materials utilized on the principal structure, utilizing a brick veneer with a stone watertable. The gate for the enclosure is proposed to be 4-inch ribbed metal siding attached to two steel posts. Planning Staff recommends that the applicant replace the metal siding gate with a synthetic wood gate and verify that the height of the enclosure is one-foot taller than the enclosed dumpster, subject to Staff approval prior to building permit submittal.

A 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. The applicant has provided playground cutsheets of the equipment that will be located at this site. The playground will be enclosed by a 4-foot tall Ameristar black aluminum fence. The black aluminum fence also be used to separate the four different play areas.

The applicant has provided conceptual signage with the building elevations. The signs shown are for reference only and not for review or approval. The applicant will be required to meet code or seek approval of a master sign plan.

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.

Given the limited open space requirement, Staff is recommending 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. The applicant should continue to work with Staff to finalize a legally binding agreement to require open space consolidation with the future development of the northern parcel.

Landscaping

The applicant has provided a landscape plan for the site and the Neighborhood Street. The site features a variety of plantings, including Pacific Sunset Maple trees, Dwarf Korean Lilac trees, and a number of deciduous shrubs located around the parking lot. The building will be landscaped on each frontage by a number of different hydrangeas, burningbushes, boxwoods, annual flowerings, and perennial plants and grasses. The playground fencing will also be screened by a selection of planting species listed above.

The applicant is proposing 14 required street trees along the Neighborhood Street. However, the applicant should work with the City Forester to determine species and location of these trees prior to issuance of building occupancy. The applicant should continue to work with Staff to finalize the landscape plan prior to building permit approval.

The applicant is also providing DuMor benches and planter boxes on the site, as well as bicycle racks. The applicant should continue to work with Staff to determine final details and locations of the benches, planters, and bike racks, subject to Staff approval.

Lighting

The applicant has provided a photometric plan with lighting profiles, which are required with the final development plan. The applicant is proposing 20-foot tall Lumark LED light poles along the access drive to the north of the site and within the parking lot. The AEP Easement along the west property line requires that no landscaping/lighting exceed 6 feet in height. Due to this requirement by AEP, the applicant is proposing eight 30-inch tall Lumiere LED bollard lights. These lights will be located along the west edge of the parking lot to fulfill the requirements of AEP, as well as meet the required foot-candle average of 1 to 3 foot-candles across the site. The fixtures will be set at 3500 Kelvin, which equates to a warm white lighting setting. Both the bollard lights and light poles will be set to this temperature to maintain a consistent setting across the site.

The applicant is proposing Lanterra LED cylinder lighting fixtures on all elevations of the building. These building fixtures are capable of both uplighting and downlighting, both of which are permitted for decorative lighting within the District. The applicant should work with Staff to finalize the photometric plan prior to building permit submittal.

Stormwater Management

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.

3. Criteria

Final Development Plan §153.066

- 1) *The proposal is consistent with the approved Preliminary Development Plan.*
Criteria Met. This application is largely consistent with the approved Preliminary Development Plan and surrounding development pattern. The architecture and site layout are similar to the previously approved Preliminary Development Plan and Concept Plan.
- 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 Previously 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. The proposal is for a daycare use, which is permitted in this zoning district. All playground requirements are met in accordance with the Use Specific Standards.
- 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 Previously Approved Waivers. The proposal is appropriately scaled and complements the surrounding environment. The waivers allowed for additional design elements that complement the surrounding environment.
- 5) *The proposed lots and blocks conform to the requirements of §153.060 Lots and Blocks.*
Criteria Met with Previously Approved Waiver. The dimensions of the created block have been approved by a Waiver.
- 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 Previously Approved Waivers. The proposal conforms to applicable policies and plans. Waivers have approved items that do not meet the requirements of the Bridge Street District.

- 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. Open Space is currently not provided on the site. The applicant will continue to work with Staff to finalize a legally binding agreement to require construction consolidated open space with the future development of the northern parcel.

- 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.*

Criteria Met. The proposal includes the construction of a neighborhood street and the construction of the daycare building. The projects will be built concurrently to allow for access to the daycare site.

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.*

1) Criteria Met with Conditions. The proposal is largely consistent with the recommendations, principles, and intent of all design standards. The applicant should continue to work with Staff to finalize the landscape plan prior to building permit approval. The applicant should work with Staff to finalize the photometric plan prior to building permit approval. The applicant should continue to work with Staff to determine final details and locations of the benches, planters, and bike racks, subject to Staff approval. The applicant should also work with the City Forester to determine species and location of these trees prior to issuance of building occupancy

Final Plat §152.018

1) Plat Information and Construction Requirements

Criteria Met with Conditions. The applicant has provided most of the required information for Final Plat applications. The applicant shall provide an updated approved street name for the proposed Neighborhood Street prior to the submission to City Council for final approval. The applicant should also work with Staff to identify an appropriate easement for the internal access drive, subject to Staff approval.

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 Met. As part of the Final Development Plan, Planning Staff and the Law Directors Office will work with the applicant to memorialize any open-space-consolidation arrangement for the future development of the northern parcel. The applicant will continue to work with Staff to finalize a legally binding agreement to require consolidated open space with the future development of the northern parcel.

4. Recommendation

Planning recommends **approval** of the Final Development Plan with six conditions:

1) The applicant replace the metal siding dumpster gate with a synthetic wood gate and verify that the height of the enclosure is one-foot taller than the enclosed dumpster, subject to Staff approval prior to building permit submittal;

- 2) The applicant work with Staff to establish a legally binding agreement to require consolidated open space for Lots 1 and 2 to be constructed with the future development of Lot 2, subject to Staff approval;
- 3) The applicant continue to work with Staff to finalize the landscape plan prior to submission of a building permit;
- 4) The applicant work with the City Forester to determine species, location, and planting of street trees prior to issuance of building occupancy;
- 5) The applicant work with Staff to finalize the photometric plan prior to submission of a building permit; and,
- 6) The applicant continue to work with Staff to determine final details and locations of the benches, planters, and bike racks, subject to Staff approval.

Planning recommends **approval** of the Final Plat with three conditions:

- 1) The applicant make any minor technical adjustments to the plat prior to submission for acceptance to City Council;
- 2) The applicant provide an approved street name for the neighborhood street, prior to the submission to City Council; and,
- 3) The applicant work with Staff to identify and document a cross access easement, between Lots 1 and 2, for the internal access drive, subject to Staff approval.