

21-024FDP – ALL R FRIENDS (THOMAS- KOHLER PCD, SUBAREA B1)

Summary

This is a request for review and approval of a Final Development Plan for a ±8,200 square-foot, single-story adult daycare facility building with associated site improvements on a 3.32-acre site.

Site Location

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

Zoning

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

Applicant/Representative

Chris Jolley, Architect
Ken Cook, All R Friends

Applicable Land Use Regulations

Code Section 153.050

Case Manager

Nichole Martin, AICP, Senior Planner
(614) 410-4600
nmartin@dublin.oh.us

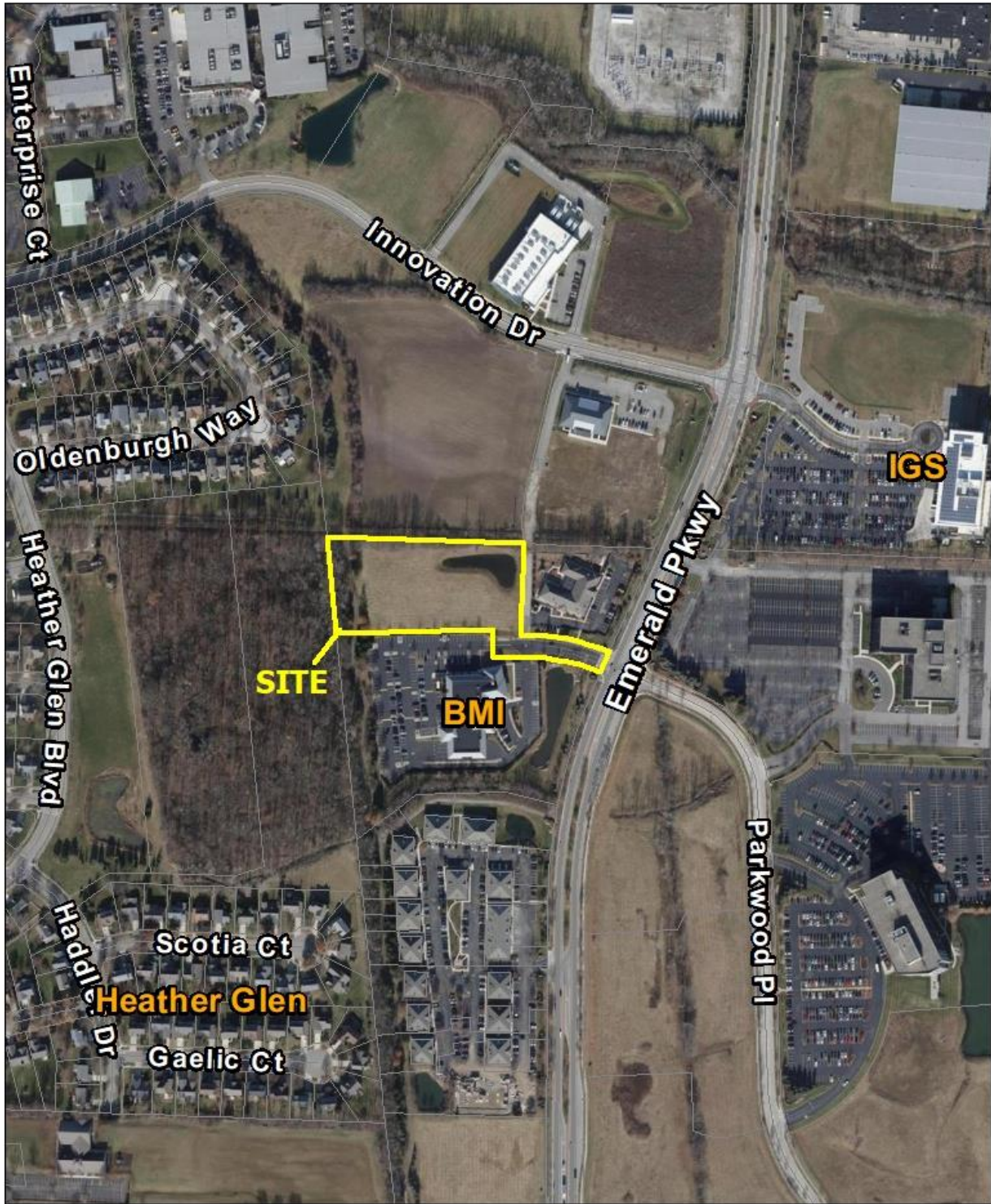
Next Steps

Upon review and approval of the Final Development Plan by the Planning and Zoning Commission (PZC), the applicant will be eligible to submit for building permits.

Zoning Map



1. Context Map



21-024FDP
Final Development Plan
All R Friends
PID:273-012214

0 155 310
Feet

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

2. Overview

Background

The Preliminary Development Plan for Thomas-Kohler Planned Commerce District (PCD) was approved in 1996 without a preliminary site layout. At the time, the Preliminary Development Plan established the zoning standards for the district. The Thomas-Kohler Planned District encompasses approximately 120 acres, and the subject site is at the northern boundary of the district within Subarea B-1.

The Planning and Zoning Commission (PZC) 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 BMI Federal Credit Union immediately to the south was approved in February of 2006. The Camden Professional Office Complex south of BMI was approved in two phases in 2004 and 2006. Land to the north is zoned SO, Suburban Office and Institutional District and includes the Trinity Green office condominium development. Land to the west is zoned PLR, Planned Low-Density Residential District as part of Heather Glen Subdivision and Heather Glen Park.

Case History

In January 2021, the Commission provided informal review and feedback for an approximately 8,200-square-foot building. PZC members were supportive of the proposed use. Members of the Commission were generally supportive of the site layout, although they expressed a desire for increased connectivity through the extension of shared-use paths and sidewalks. The PZC requested that a split-rail fence and landscaping be provided along the rear property line as required by the development text. The Commission was supportive of a decreased amount of parking given the use. The Commission agreed that the architecture should be revised to better conform to the styles of surrounding structures specifically the warm color palette.

Site Characteristics

Natural Features

The 3.3-acre site is undeveloped and flat with a tree row along portions of the northern boundary. The site includes a consolidated stormwater management basin shared with the daycare to the east. Along the rear of the site, a 75-foot wide landscape buffer has been established as required by the development text, which includes a multi-use path and tree stand.

Surrounding Zoning and Land Use

North: SO, Suburban Office and Institutional District (office/vacant land)

East: PCD, Planned Commerce District (office)

South: PCD, Planned Commerce District (office)

West: PLR, Planned Low-Density Residential District (residential/open space)

Road, Pedestrian and Bike Network

Vehicular access for the site is provided off Emerald Parkway to the east via a shared access drive with a sidewalk extending along the north side. A shared-use path is located on the west side of Emerald Parkway. A second shared-use path is located at the rear (west) of the property.

Proposal

The applicant is proposing the construction of a new, approximately 8,200-square-foot, single-story building, which is proposed to house an adult daycare facility that will provide social services and activities for adults with disabilities.

Use

The approved development text for this zoning district lists a number of permitted and conditionally permitted uses, but largely refers to those uses outlined in the SO: Suburban Office and Institutional zoning district. The SO zoning district permits such uses as professional, medical and administrative offices, as well as schools, hospitals and child and adult daycare centers. This use would be classified as an adult daycare center. The PZC was supportive of the proposed use at the Informal Review.

Site Layout

The square, 8,200-square-foot building is proposed to be centrally located on the site. An existing stormwater management pond will remain in the northeast corner of the site, with a parking area with 26 parking spaces provided immediately east of the proposed building. A landscape island is proposed in the center of the parking area to provide a turnaround area for adults being dropped off. An open rear yard is retained, and includes an existing shared-use path which runs through the west edge of the site. A covered patio is proposed at the rear of the building, with sidewalks proposed around much of the building, ultimately extending to the access drive to the east. A dumpster enclosure is located in the southwest portion of the parking area.

In Section B1 of the Thomas-Kohler PCD, side and rear yard setbacks are required to be a minimum of 12.5 feet for pavement and buildings. Additionally, there is a required 75-foot landscape buffer on the western edge of the PCD, which impacts this site. As proposed, the building and pavement area meet the required setbacks. Maximum permitted lot coverage is 70-percent, with a maximum density for non-retail uses of 12,000 square feet per acre. The site is approximately 3.3-acres in size with an 8,200-square-foot building, which is well within the maximum permitted density. The proposed lot coverage is approximately 35-percent, well within the 70-percent maximum permitted lot coverage.

Additionally, the plans locate a proposed fire hydrant in the landscaped island within the parking area. Washington Township Fire Department is request a hydrant in this location, but recommends that the applicant obtain continue to work with the City of Columbus and the City of Dublin, to the satisfaction of the Washington Township Fire Department.

Access, Traffic and Parking

The proposed development will utilize the existing shared drives that permit cross access. The applicant submitted a traffic memo to provide analysis of the anticipated traffic generated by the proposed development. The analysis shows a negligible amount of trips generated by the development. The development is not expected to adversely affect the public roadway network.

The development text for this zoning district largely refers to standard Code for parking requirements. Per Code, daycare uses are required one parking space per teacher or employee, and one space per six students. In this case, based on enrollment and employment estimates,

the site would be required 17 parking spaces. The applicant is proposing 26 parking spaces, meeting this requirement.

Architecture

The development text requires buildings to be primarily earth tones, muted and natural tones. Permitted exterior materials include warm-tone brick and stone, with stucco, wood and decorative tile permitted as accent materials. Buildings are permitted to be a maximum of 35 feet in height or a maximum of two stories. Pitched roofs are required, with a slope equal or greater than 6:12 (rise:run).

The proposal is for a square building, one and one-half stories tall and a total of approximately 28 feet in height, meeting the requirements for overall height. The building has a pyramidal roof form with a central entry on the east elevation. Roof pitches for the primary structure are proposed at 5:12, which does not meet the requirements outlined in the development text, requiring a minor text modification. Two overhangs are proposed for the east and west sides of the building, providing coverage for the entrance and a covered patio at the rear of the structure. The roof is proposed to be sheathed in a dimensional asphalt shingle (Oakridge Shingles, Driftwood).

The proposed building is clad in a combination of brick, stone and stucco. A brick watertable is proposed around the base of the entire building, rising to the full height of the first floor on the east elevation, which faces Emerald Parkway. Cultured stone (Glen-Gery Landmark Collection, Beechnut Limestone) is applied to the columns at the entrance, as well as to the accent elements proposed for each elevation. Staff has expressed concerns regarding the stone accent walls extending above the eave line of the roof due to the aesthetic and long term maintenance issues. In order to achieve a more architecturally integrated appearance, Staff recommends that these be reduced in height to meet the eave line of the roof, subject to Staff approval. Stucco is applied to the remainder of the building façade, which will be painted a beige color (SW9174, Moth Wing).

Sign and Lighting

The development text for this zoning district largely refers to standard Code for sign requirements. In this case, the site is permitted either one wall or one ground sign. Given the irregular shape of the lot, and the inability to locate a ground sign at the Emerald Parkway access point, the applicant is proposing a wall sign, although details such as installation height, size/dimensions and number of colors are not provided. Signs are limited to a maximum of three colors, including black and white. The logo counts as one of the three permissible colors. Signs may not be taller than 15 feet in height to the top of the sign. The applicant will be required to provide signage details as part of a future Amended Final Development Plan - Sign application.

A photometric plan was provided by the applicant, which details the parking lot and building lighting. The development text, approved in 2002, requires high pressure sodium lighting for parking lots, and incandescent or metal halide lighting for building and landscape lighting. Technological advances over time have diminished the use of these types of lighting, with LED lighting now more common. The applicant is proposing the use of LED lighting for the site, which requires a minor text modification. Staff is supportive of this request. Light poles are

proposed to be 20 feet in height with cut-off fixtures and dark bronze in color, as required by the development text.

Landscaping

As it exists today, the site contains a tree row along the northern property line, as well as a significant number of mature trees at the west (rear) property line, which are within the required 75-foot landscape buffer zone required by the development text. The remainder of the site is open lawn.

With the construction of the new building, the applicant is proposing a number of landscape and site improvements, including significant landscaping surrounding the parking area, as well as a landscape element at the rear of the property. The parking area is proposed to be surrounded with a mix of trees, shrubs and low-growing plants. The landscape island in the middle of the parking area is proposed to be heavily landscaped accented with a flag pole. Additionally, a landscape bed proposed west of the building will provide buffering from the shared-use path along the west side of the site along with a split-rail fence.

Staff has identified a number of landscape items that need addressed. A tree protection fence needs to be shown on the civil drawings, and minor changes in landscape selections and locations should be made, subject to Staff approval including additional evergreens at the north and south ends of the split-rail fence. Additionally, the applicant is proposing a mound at the rear of the property, which should be removed from the plans. Landscape Staff have identified that the proposed mounding would cause for the removal and damage to the critical root zones of several mature trees located on the west side of the site. Because the mound is a requirement of the development text, approval of a Minor Text Modification is required, which Staff is supports. As required by the development text, the applicant is proposing to install a three-rail, split-rail fence, separating the proposed building from the shared-use path at the rear of the site. Staff is recommending that the applicant continue to work with Staff on all remaining landscape items prior to submission of a building permit.

Utilities

Sanitary

The site is served by the 8-inch private sanitary sewer located on the subject and adjacent parcel and was sized to accommodate the proposed development. The 8-inch private sanitary sewer connects to the 8-inch public sanitary sewer located along Emerald Parkway.

Water

The site is served by the 16-inch public water main located on the west side of Emerald Parkway. The proposal includes the extension of the private water service that was constructed as part of the Gardner School site to serve the proposed development.

Stormwater Management

Stormwater management for the site consists of a network of storm sewer that drains into the existing regional retention basin located at the northeast portion of the site. The applicant has submitted calculations to confirm the existing retention basin was designed to accommodate the development of the subject parcel. The proposal is in compliance with stormwater management requirements set forth in Chapter 53 of the City of Dublin Code of Ordinances.

3. Criteria

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

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;

- a. 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;
- b. 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);
- c. The principles of §153.052(B) are achieved; and
- d. 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 requirement to permit a roof pitch of 5:12, where 6:12 is required.

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

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;

- a. 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;
- b. 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);
- c. The principles of §153.052(B) are achieved; and
- d. 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 to remove the requirement for a landscape mound on the west portion of the site.

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

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;

- a. 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;
- b. 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);
- c. The principles of §153.052(B) are achieved; and
- d. 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 to permit LED site lighting, where high pressure sodium lighting is required.

Final Development Plan

- 1) *The plan conforms in all pertinent respects to the approved preliminary development Plan. Criteria Met with Minor Text Modifications and Conditions.* The plan largely conforms to the approved plans for the PCD with approval of Minor Text Modifications. The development text requires that new construction buildings be architecturally integrated with their surroundings. Staff is recommending that the plans be revised to reduce the height of the stone accent walls to match the height of the eaves of the roofline, subject to Staff approval.
- 2) *Adequate provision is made for safe and efficient pedestrian and vehicular circulations within the site and to the adjacent property. Criteria Met.* The proposed development accommodates safe and efficient pedestrian and vehicular circulations within the site and to the adjacent property via shared access drives and sidewalk.
- 3) *The development has adequate public services and open spaces. Criteria Met.* The proposed development has access to necessary utilities and services. Adequate open spaces are provided, and connections to existing, adjacent shared-use paths are also provided.
- 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 with Conditions.* The proposal largely preserves and is sensitive to the natural characteristics of the site. However, Staff is recommending that the plans be revised to remove the landscape mound at the rear of the property to preserve existing, mature trees.
- 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. Criteria Met with Minor Text Modification.* The proposal provides adequate site lighting. Staff is supportive of a request to utilize LED lighting, where high-pressure sodium lighting is required per the development text.

- 6) *The proposed signs are coordinated within the PUD and with adjacent development.*
Criteria Met with Condition. The applicant is showing a wall sign for reference only. The applicant will be required to apply for an Amended Final Development Plan for signs in the future, prior to installation of any signs.
- 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 Conditions. Landscape Staff have identified a number of minor plant species selections and locations that should be modified. Additionally, the applicant should remove the proposed mounding from the plans. Staff recommends that the applicant continue to work with Staff to remedy outstanding landscape items, prior to submittal for building permits and subject to Staff approval.
- 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.*
Criteria Met. Stormwater management is provided via a network of storm sewer and an existing regional retention basin. The proposal complies with stormwater management requirements set forth in Chapter 53 of the City of Dublin Code of Ordinances.
- 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. The project is not to be constructed in phases.
- 10) *The proposed development is compliant with other laws and regulations.*
Criteria Met. The proposal is compliant with all other applicable laws and regulations.

4. Recommendation

The proposed Minor Text Modifications are consistent with all applicable review criteria.

Approval is recommended for the following text modifications:

- 1) To modify the development text requirement to permit a roof pitch of 5:12, where 6:12 is required.
- 2) To modify the development text to remove the requirement for a landscape mound on the west portion of the site.
- 3) To modify the development text to permit LED site lighting, where high pressure sodium lighting is required.

Final Development Plan

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

- 1) The architectural elevations be revised, reducing the height of the stone accent walls to be even with the roof eaves, prior to building permitting and subject to Staff approval.
- 2) The applicant apply for and receive approval of an Amended Final Development Plan for signs before applying for Permanent Sign Permits through Building Standards.

- 3) The plans be revised to remove the landscape mound, subject to Staff approval.
- 4) The applicant work with Staff to address outstanding landscape concerns prior to building permitting, subject to Staff approval.
- 5) The applicant obtain approval from the City of Columbus and City of Dublin of the proposed fire hydrant location to the satisfaction of the Washington Township Fire Department.