

## 21-130MPR – THE OFFICES AT STONERIDGE – SOLAR PANELS

### Summary

Installation of solar panels on the south facing roof of an existing office building located within the Bridge Street District.

### Site Location

South of the intersection of West Dublin-Granville Road and David Road.

### Zoning

BSD-O, Bridge Street District – Office

### Property Owner

Stoneridge Investment, LLC

### Applicant/Representative

Christine McMillian, Third Sun Solar

### Applicable Land Use Regulations

Zoning Code Section 153.066

### Case Manager

Chase Ridge, AICP Candidate, Planner II

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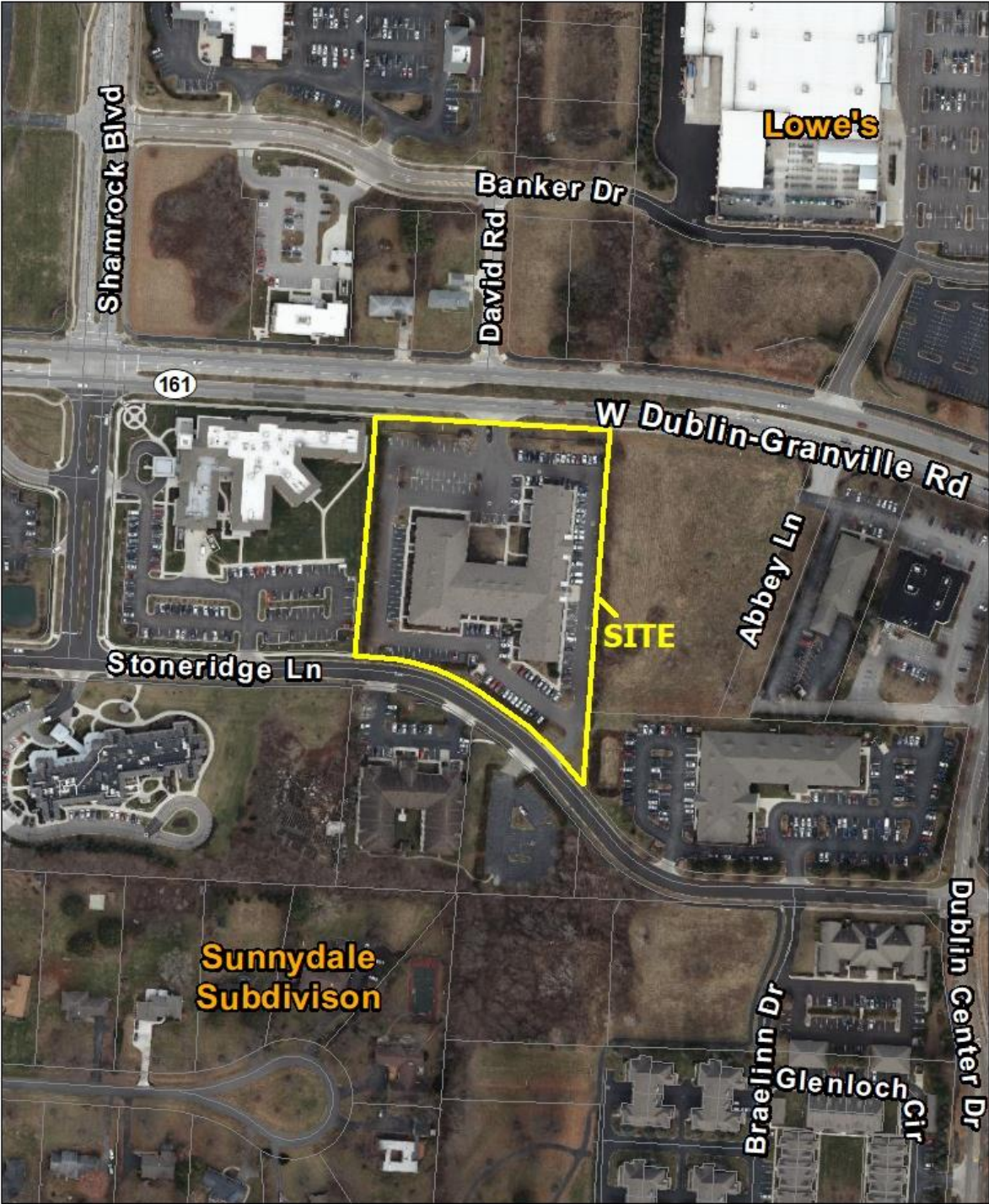
### Next Steps

Upon review and approval from the Administrative Review Team (ART), the applicant may file for necessary building permits.

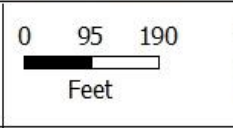
### Zoning Map



1. Context Map



21-130MPR  
Minor Project Review  
The Offices at Stoneridge  
4015-4059 Dublin-Granville Road



## 2. Overview

### Background

The 4.22-acre site is located south of the intersection of W. Dublin-Granville Road and David Road. The site is zoned Bridge Street District, Office.

### Site Characteristics

#### *Natural Features*

The site is developed with no significant natural features.

#### *Surrounding Zoning and Land Use*

North: BSD-O: Bridge Street District – Office (Commercial)

East: BSD-O: Bridge Street District - Office (Primrose - under construction)

South: BSD-R: Bridge Street District - Residential (Age-restricted housing)

West: BSD-O: Bridge Street District – Office (Age-restricted housing)

#### *Road, Pedestrian and Bike Network*

The site has frontage on W. Dublin-Granville Road to the north. There is a secondary entrance to the south of the building via Stoneridge Lane. There are sidewalks along W. Dublin-Granville Road.

### Proposal

This is a request for review and approval of a Minor Project Review to allow for the installation of solar panels to the rear, south-facing roof of an existing office building.

#### *Details*

The applicant is proposing the installation of a building-mounted solar panel array of 134 panels on the rear, south-facing roof of an existing office building. The solar panels will be installed parallel to the roof surface. The applicant has indicated that the existing asphalt shingles were replaced in 2018 and are in good condition.

The solar panels are to be installed at a typical height of approximately 5 inches above the roof's surface. In no case will the installation of the panels exceed 10 inches in height from the surface of the roof. Code requires that roof mounted solar panels be no more than 18 inches in height from the roof structure to the outer edge of the panel. The panels are secured to the roof system using a Flash-Loc attachment, a 4 inch screw, and a Unirac rail.

The solar panel system will be set back 4 feet from the ridge of the roof, and 11 inches from the existing dormers. A utility box, meter, and disconnect device are proposed to be installed on the exterior of the building, adjacent to existing meters. The utility area is screened by mature landscaping and an existing fence.

The solar panel array is manufactured by Jinko Solar, and is covered by a 10 year product warranty and a 25 year linear power warranty. The solar panel mount is manufactured by UniRac and is covered by a 10 year product warranty.

Section 153.059(C)(4)(j) of the Bridge Street District Code states that Building-mounted renewable energy equipment shall be integrated into the architectural character of the principal structure. Planning Staff is recommending that all wiring and associated routing systems



maintain a neutral color that is identical to, or closely compatible with, the color of the supporting structure, and that all wiring, cables and associated routing systems be trimmed to fit closely to the building or supporting structures.

### 3. Criteria Analysis

#### *Minor Project Review Analysis [§153.066(J)]*

1) The Minor Project is consistent with the Community Plan, and all BSD adopted plans, policies, and regulations.

Criteria Met. The Minor Project makes no significant alternations to previously approved development character and is consistent with all adopted plans, policies, and regulations.

2) The Minor Project is consistent with the approved Final Development Plan.

Criteria Met. The MPR does not significantly impact previously approved plans for the site.

3) The Minor Project is consistent with the record established by the Administrative Review Team.

Criteria Met. The proposal is consistent with the record established by the ART.

4) The Minor Project meets all applicable use standards.

Criteria Met. The proposal is consistent with all applicable zoning standards. Building-mounted solar panels are permitted.

5) The proposed improvements meet all applicable requirements of the BSD Code and respond to the standards of the BSD Design Guidelines.

Criteria Met with Condition. The proposal meets all requirements of the BSD Code. Planning Staff is recommending that all wiring and associated routing systems maintain a neutral color that is identical to, or closely compatible with, the color of the supporting structure, and that all wiring, cables and associated routing systems be trimmed to fit closely to the building or supporting structures.

### 4. Recommendation

Planning recommends **approval** of the Minor Project Review with condition.

- 1) All wiring and associated routing systems maintain a neutral color that is identical to, or closely compatible with, the color of the supporting structure, and that all wiring, cables and associated routing systems be trimmed to fit closely to the building or supporting structures.