

21-162AFDP – DUBLIN JEROME HIGH SCHOOL – CLASSROOM BUILDINGS

Summary

Construction of a temporary modular classroom building approximately 11,550-square-feet in size.

Site Location

Northeast of the intersection of Michael-Dewitt Road and Hyland-Croy Road.

Zoning

PUD – Planned Unit Development District, Dublin Jerome High School

Property Owner

Dublin City School District Board of Education

Applicant/Representative

Michael Roeder

Applicable Land Use Regulations

Zoning Code Section 153.050

Case Manager

Tammy Noble, Senior Planner

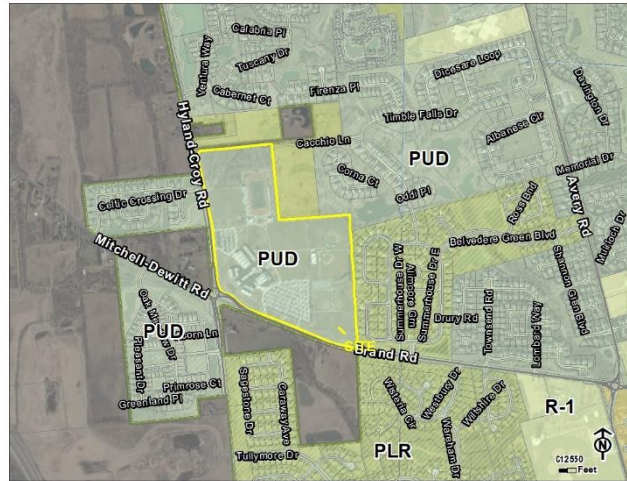
(614) 410-4649

tnoble@dublin.oh.us

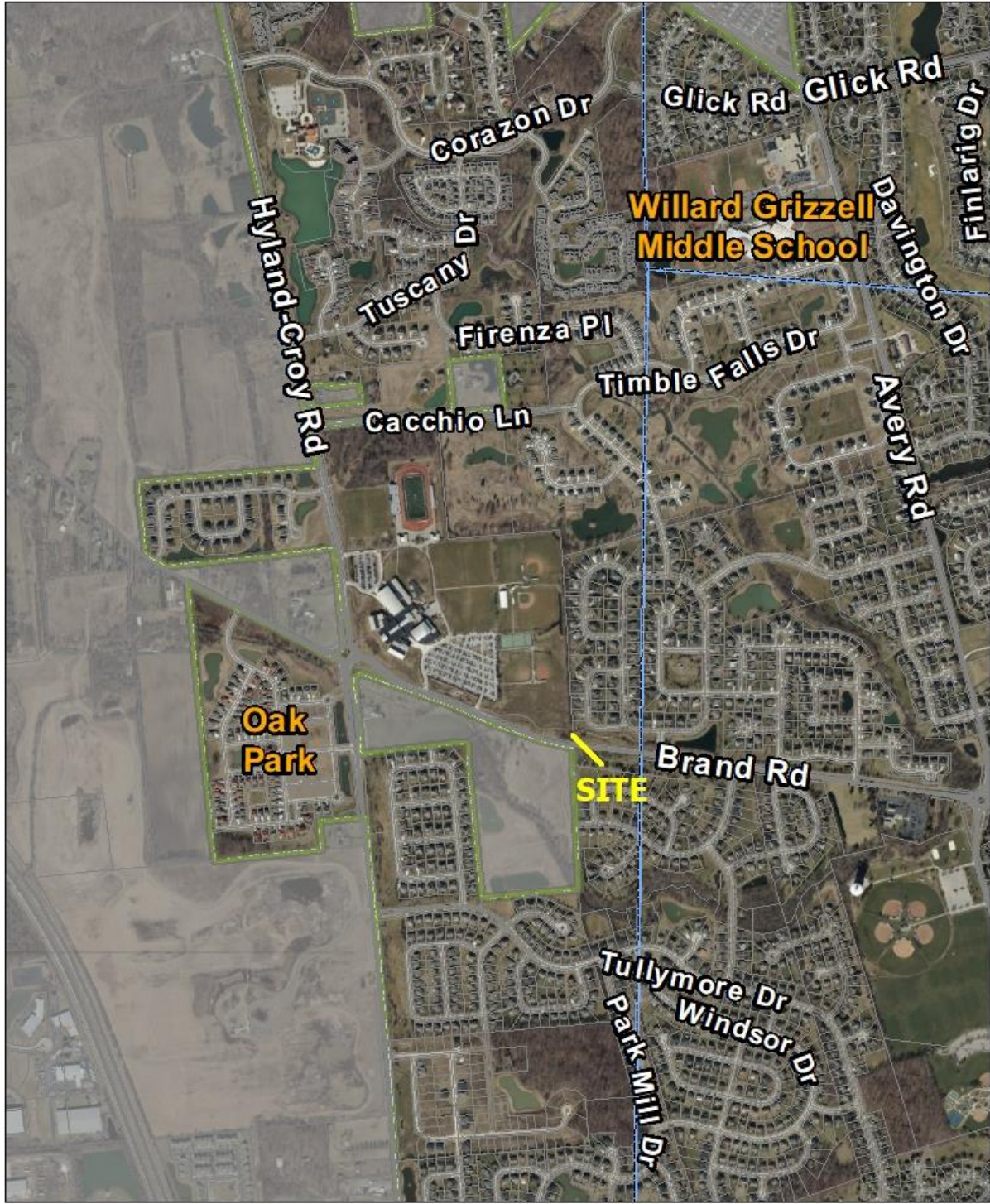
Next Steps




Following approval by the Planning and Zoning Commission (PZC), the applicant may file an application with Building Standards for a building permit.

Zoning Map



1. Context Map



 <p>City of Dublin</p>	<p>21-162AFDP Amended Final Development Plan Dublin Jerome High School 8300 Hyland-Croy Road</p>	<p>0 500 1,000 Feet</p> 	
---	--	---	---

2. Overview

Background

The site is located northeast of the intersection of Mitchell-Dewitt Road and Hyland-Croy Road. The site is zoned Planned Unit Development (PUD), Dublin Jerome High School. The 88.17-acre site is owned by the Dublin City School District Board of Education and is utilized as one of the three high schools for the Dublin City School District. The site contains multiple athletic fields including a football field to the north of the school and baseball facilities to the east. The site has four access points including two accessing Hyland-Croy Road and two accessing Brand Road. The site has 846 parking spaces that is distributed in two areas of the site; one is located north of the building and one is located south. The site also has four existing temporary modular units located to the east of building. These modular units were approved in 2015.

Case History

2015

The Planning and Zoning Commission approved an Amended Final Development Plan for the addition of eight modular classrooms in four mobile structures on the northeast side of Dublin Jerome High School. Modular classrooms can be approved through the Board of Zoning Appeals if the timeframe is limited to one year. This request was reviewed as an Amended Final Development Plan through the Planning and Zoning Commission based on the undetermined timeframe. The request was based on overcrowded classrooms sizes. According to school officials, the maximum capacity was 1300 students and at the time of submission, the school was at 1600 students. The school officials also stated that they prefer to replace the modular units with a permanent structure as soon as possible based on economic concerns of the maintenance of the modular units. Existing landscape mounds were also installed along the perimeter of the units to provide additional buffering for the units. The units were approved with no conditions and will be removed by June 30, 2023, when the district anticipates that a permanent addition to the school will be constructed.

Site Characteristics

Natural Features

The site is L-shaped and mostly developed with the main building located on the southwest side of the lot. There is landscaping near the parking lots and entrance to the building. The northernmost part of the site near the football field is densely covered by trees.

Surrounding Zoning and Land Use

North: R: Rural District (Residential)

East: PLR: Planned Low Density Residential District (Residential)

South: Jerome Township (Residential)

West: PUD: Planned Unit Development District – Celtic Crossing (Residential)

Road, Pedestrian and Bike Network

The site has 470 feet of frontage along Brand Road to the south and 1970 feet of frontage along Hyland-Croy Road to the west. Access to the site is provided by two driveways along each street. There are sidewalks that runs along adjacent to the south and west property lines. Pedestrian access is also available to the east into the Belvedere subdivision.

Proposal

The applicants are proposing to install temporary modular classrooms that will consist of a total of 12 individual classrooms containing 810 square feet, per unit. The modular units will be located directly north of the existing modular units and will have sidewalks that connect to existing hardscape for safe pedestrian movement. The complete area that will be occupied by the units is approximately 70 feet by 166 feet in size and will be placed in an area that is currently natural landscape and will not disrupt traffic circulation or occupy parking spaces. The proposed location of the classrooms meets all setbacks required by the PUD development text.



The classrooms are proposed to provide more classroom capacity for the 2022 to 2023 school year. A bond was approved in 2018 that will allow the schools to construct a permanent addition to the high school that will replace all of the existing and proposed units, if approved as part of a future AFDP. The applicants are proposing the following schedule:

- Modular classrooms will be open July 1, 2022
- Modular classrooms will be closed and removed from site on June 30, 2023
- Architect hired to design proposed addition by October, 2021
- Contractor selected by January, 2022
- Additions completed by July 1, 2023

The description of the classrooms is turnkey modular classrooms that will be installed by Miller Building System. The units will be on gravel pads and anchored utilizing pre-engineered steel straps. The finish floor will be 36" above the existing grade and will include screening around the base of the units to provide a finished appearance. The units will be accessed by wood steps and ramps on each ends of the units to comply with ADA requirements.

North, East and South Elevations



Stormwater Management

Engineering requires stormwater management details be included with proposals that incorporates a maximum amount of pervious surface. With this proposal, Engineering has determined that it is appropriate to postpone these requirements based on the temporary nature of the request. The applicants will be required to incorporate these additional improvements to the site as part of the future approval of a permanent addition. The applicants have provided a written acknowledgement of this requirement.

Landscaping

The applicants incorporated landscape mounding as part of their approvals in 2015. These landscape mounds will be used to buffer the proposed units and will ensure that visibility is minimal. Staff is recommending that the applicant continue to work with Staff to ensure all landscape requirements are met, subject to Staff approval.

3. Criteria Analysis

Amended Final Development Plan §153.055(B)

- 1) *The plan conforms in all pertinent respects to the approved preliminary development plan.*
Criteria Met. The proposal is consistent with the approved development plan for the Dublin Jerome High School PUD and provides capacity for the site to continue safe and efficient operations of the school until a permanent solution is available.

- 2) *Adequate provision is made for safe and efficient pedestrian and vehicular circulations within the site and to the adjacent property.*
Criteria Met. Additional sidewalks will be constructed that provides safe pedestrian movement occurring east of the existing primary building and existed west to the area containing the proposed classroom space with primary access occurring between the two rows of modular units.

- 3) *The development has adequate public services and open spaces.*
Criteria Met. The proposal is retaining all areas of open space and natural vegetation and will not be impacted by the current proposal.

- 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. All open space and existing landscape buffers will remain and will propose no detriment to the natural characteristics of the school campus.

- 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. The proposed modular units are intentionally located in the center portion of the site with buffering provided by the primary structure located to the west and landscape mounds to the east. The units are strategically located in this area with significant separation from surrounding uses that ensure that unnecessary spilling or emitting light onto adjacent properties.

- 6) *The proposed signs are coordinated within the PUD and with adjacent development.*
Not Applicable.

- 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. The existing modular system is screened using landscape mounding. The applicant will be required to continue to work with Staff to ensure all landscape requirements associated with the new modular system are met, 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. This requirement will be met as part of the review and approval of the proposed building addition proposed to be constructed by 2023.

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.

10) *The proposed development is compliant with other laws and regulations.*

Criteria Met. The proposal meets all other applicable laws and regulations including required accommodations of the American Disability Act.

4. Recommendation

Amended Final Development Plan

Planning recommends **approval** of the Amended Final Development Plan with one conditions.

- 1) The applicant work with the City of Dublin, including Engineering, to ensure all submittal requirements are provided with a future application for the new addition proposed for construction in 2023.
- 2) The applicant work with Staff to ensure all landscape requirements associated with the new modular classroom system are met, subject to Staff approval.