

22-013WID-DP – FLEX INDUSTRIAL BUILDING

Summary

Construction of an approximately 140,000-square-foot flex industrial building located on a 9.34-acre site within the West Innovation District.

Site Location

Southwest of the intersection of Crosby Court and Dublin Plain City Road.

Zoning

ID-3: Research Assembly District

Property Owner

City of Dublin

Applicant/Representative

Brice Harrison, VanTrust

Applicable Land Use Regulations

Zoning Code Section 153.042

Case Manager

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Next Steps

Upon review and approval of a Development Plan by ART, the application will go to PZC for a Site Plan to receive approval of the parking counts and parking locations.

Zoning Map



1. Context Map



22-013WID-DP
West Innovation District - Development Plan
Flex-Industrial Building
6777 Crosby Court

0 310 620
Feet

2. Overview

Background

6777 Crosby Court is located on the western boundary of the City of Dublin within the West Innovation District (WID). The site is north of VA Data, which is developed with four data center buildings, and west of Command Alkon, an office/warehouse building. The WID is a Special Area Plan with zoning requirements that establish four distinct zoning districts intended to implement the City's vision and goals in creating the Economic Advancement Zone (EAZ) as a critical component of the Central Ohio Innovation Corridor. The site is owned by the City of Dublin and is currently undeveloped. This is a joint application between the City of Dublin and VanTrust Real Estate, who would develop the site in partnership with the City.

Case History

In May 2021, the Planning and Zoning Commission (PZC) conducted an informal review and provided non-binding feedback on the construction of an approximately 140,000-square-foot flex industrial building. The applicant requested specific feedback on the number of parking spaces and parking location forward of the building. The Commission was generally supportive of the proposed increase in parking spaces, provided the use of the building warrants the increased parking counts. The Commission recommended that the stormwater basin south of the building be reduced or eliminated in favor of underground detention to accommodate a larger landscape buffer and maintain the streetscape desired along Dublin-Plain City Road.

In February 2022, the Administrative Review Team (ART) reviewed an introduction for the construction of an approximately 140,000-square-foot flex industrial building and a 171 parking space lot. Topics of discussion by the ART included the layout of the stormwater basin, tree replacement and landscaping, and architectural design.

Site Characteristics

Natural Features

The site is currently undeveloped with a small tree stand on the northern portion of the site.

Surrounding Land Use and Development Character

North: Rural Residential/Agricultural (Unincorporated Jerome Township)

South: General Industrial

East: Flex Office/Research and Development

West: Agricultural (Unincorporated Washington Township)

Road, Pedestrian and Bike Network

The site has frontage on Dublin-Plain City Road/SR 161 (± 600 feet), Crosby Court (± 400 feet), and Houchard Road (± 550 feet). Vehicular should be provided from Crosby Court to the east, as there is a platted "No Vehicular Access" zone that extends along Houchard Road, Dublin-Plain City Road/SR 161, and a portion of Crosby Road. A shared-use path is located on the side of Dublin-Plain City Road/SR 161 and sidewalks are located on both the east and west sides of Crosby Court.

Process

The West Innovation District (WID) is similar to the Bridge Street District in that it was implemented to allow for flexibility in design and to expedite review procedures within a specific area of the City.

Development applications within the WID that meet the requirements listed in Zoning Code Sections 153.036 – 153.042 are eligible for review and approval by the ART. Additionally, the ART has the ability to approve Administrative Departures, which are procedures that allow flexibility to permit minor deviation from the Zoning Code under atypical conditions and do not alter the permitted uses. Administrative Departures operate similar to Waiver requests in the Bridge Street District and can range from adjusted building setbacks to a change in permissible building materials. The PZC reviews Development Plan applications when an Administrative Departure is denied approval by the ART, or when portions of a Development Plan fail to meet the requirements of the WID, which is considered a Site Plan per the WID Code.

The proposed Development Plan requires approval of all items by the ART, except the proposed parking count and parking location. These items would be reviewed by the PZC due to their deviation from the requirements of the WID Code and not being eligible for an Administrative Departure.

Proposal

This is a request for the construction of an approximately 140,000-square-foot multi-tenant, flex industrial building with 171 parking spaces and associated site improvements located on a 9.34-acre site.

Use

The proposed use of the site is a mix of general office and warehousing, both of which are permitted in the ID-3 district. Warehousing has a use-specific standard, which requires any auxiliary showroom areas associated with the primary use to not exceed 10% of the gross floor area of the principal structure. The current proposal meets this requirement.

Site Layout

The site has three street frontages, with a side yard to the south of the building. The proposed building is centrally located on the site, with two vehicular access points located along Crosby Court. The northernmost access point provides vehicular access to the employee/visitor parking lots and the southernmost access point provides vehicular access to loading docks on the south side of the building. Following direction from Staff, the applicant has provided a fully connected internal drive connecting the north and south access points within the site for additional site circulation. Vehicular access to the site is only permitted along Crosby Court, as access is prohibited along Houchard Road and Dublin Plain City Road/SR 161 by the recorded plat. The applicant should work with Washington Township Fire Department to provide an auto-turn for the proposed site circulation. Additionally, the applicant is proposing the extension of an 8-foot wide shared-use path along Houchard Road with connection to the existing shared-use path along Dublin Plain City Road/SR 161. The path is located within a 15-foot utility easement along the west property line. The applicant should work with Staff to finalize the location and details of the shared-use path, subject to Staff approval.

The site plan depicts visitor and employee parking along the north, west, and east sides of the building, with a large loading dock to the south of the building. The WID Code requires all parking, except for visitor parking, to be located along the side or rear of the structure. The multiple street frontages create a challenge in locating parking on the site that meets zoning requirements. Site Plan approval by the PZC is required to allow for parking forward of the structure on all three frontages.

Lot Requirements

Within the WID, building and pavement setback requirements are based on street frontage types and building heights. The site fronts three roads: Houchard Road (arterial), Dublin-Plain City Road/SR 161 (arterial), and Crosby Court (local). Arterial roads require a 50-foot building setback, while local roads require a 30-foot building setback. Parking lots are permitted to extend into the required building setback a distance not more than 40 percent of the building setback, shown in the table below.

The south property line is the side yard of the site, and requires a 50-foot building setback and 15-foot pavement setback. The maximum lot coverage for properties located in ID-3 is 70 percent. All of these requirements are met, shown in the table below. Some setback distances are incorrectly represented on the proposed site plan. The applicant should update the plan to show the correct building and pavement setbacks.

Lot Requirements - Setbacks				
	Building (Feet)		Pavement (Feet)	
	<i>Required</i>	<i>Proposed</i>	<i>Required</i>	<i>Proposed</i>
North (front)	50	± 105	30	30
East (front)	30	± 55	18	± 28
South (side)	50	± 184	15	± 55
West (front)	50	± 102	30	30.09
Lot Size and Coverage				
	<i>Required</i>	<i>Proposed</i>		
Size	3 acre minimum	Met: 9.34 acres		
Coverage	70% maximum	Met: 69.9%		

Parking Requirements

The building is proposed to contain both general office (12,846 square feet) and warehouse (128,089 square feet) uses. As proposed, the building requires 26 parking spaces for warehousing (1 space per 5,000 square feet) and 37 parking spaces for office (1 space per 350 square feet), which is a total of 63 parking spaces. The applicant is proposing 171 parking spaces on the site, with an additional 12 loading docks and 21 trailer parking stalls to the south of the building. The WID Code requires that parking counts match exactly what is required by the Code, unless a Parking Adjustment or Site Plan is approved by the PZC. The applicant has expressed that this is a speculative building with no end users currently contracted for this site. The increased parking count is necessary to effectively market the building and to maximize the economic development potential of the site. The applicant is also providing 12 bicycle parking spaces, meeting the required of 1 bicycle parking space per 15 vehicular parking spaces.

Outdoor Requirements

The applicant is proposing 12 loading docks and 21 trailer parking spaces on the south side of the building. The elevation could accommodate up to 21 additional loading bays, which would be determined based on the end user of the building. Overhead doors are required to be to the side or rear of structures to minimize visibility from public streets. Loading docks are required to be screened by walls a minimum of 6 feet in height, not greater than 12 feet. Staff recommends the applicant revise the plans to provide the required screening wall for the loading bays that coordinates with building architecture and incorporate landscaping where appropriate.

No outdoor storage is indicated on the plans, however, the large expanse of pavement on the south side of the building could potentially be used to store containers or other materials. Areas used for outdoor storage will need to comply with Code.

Architectural Requirements

The ID-3 District is intended to accommodate more intensive industrial activity with larger building footprints. To meet the operational necessities of clean manufacturing, the level of architectural detail and variation expected in this district is not as stringent as in other Innovation District zones.

The proposed building has a maximum parapet height of 43 feet and has a rectangular building footprint. The proposed elevations indicate a flat roof with varying parapet heights, with three separate metal panel screen walls at the center of the roof to screen roof top mechanicals. The north elevation is the front elevation of the building, which features three separate storefront entrances. The building is constructed of precast concrete wall panels, with architectural metal panels utilized to frame each tenant entrance and storefront space. The building will be finished in a neutral color palette, with the precast concrete painted off-white (SW 7008 – Alabaster) and gray (SW 6235 – Foggy Day) with a dark blue base (SW 7620 – Seaworthy), and the architectural metal finished in a smooth charcoal. The south elevation includes the loading dock area of the building, with 12 proposed loading dock doors.

Landscape and Lighting

The proposed landscape plan features a perimeter landscape buffer that includes a mix of trees and 3.5-foot mounding or evergreen shrubs along the three street frontages adjacent to the site to screen the parking areas. Along the eastern boundary, the mounding does not fully screen the areas and it will have to be raised to 42-inches or evergreen shrubs will need to be planted to meet the requirement. Additionally, all existing and new service structures will need to be screened per code. Several existing utility boxes along Dublin-Plain City Road will need to be screened with evergreen shrubs, which can also be used to screen the parking lot at the break in the mounding.

The applicant is proposing over 150 deciduous trees to fulfill the landscaping requirements within and surrounding the site. Tree species will be required to be provided with the building permit submission. The applicant should work with Staff to locate a number of the deciduous trees to the hedge row to maximize shading for the vehicular use areas, particularly on the south and west sides of the property.

Evergreen trees are proposed at the southwest and southeast corners of the site to assist in the screening of the loading docks from adjacent street frontages. Additional evergreen trees should be planted on the southwest corner of the site to block views from Houchard Road to the loading area. The applicant should continue to work with Staff to address these recommendations prior to the building permit submission.

Street trees exist along Dublin-Plain City Road and Crosby Court as indicated on the tree survey. New street trees are proposed along Houchard Road in an irregular arrangement. The City Forester will review and approve the tree species proposed with the building permit submittal.

Based on the number of protected trees removed, the applicant is required to either plant the required number of trees on site or pay a fee in lieu of the 371 replacement inches. The applicant should continue to work with Staff to identify the opportunity to preserve protected trees along the Dublin Plain City Road frontage, reducing the number of replacement inches required. Staff will continue to work with the applicant regarding the mitigation of the tree replacement requirements.

Site lighting may not exceed 1.0 footcandles of light 10 feet beyond the property line. The specifications demonstrate conformance with Code requirements along the street frontages and side property lines, and will be finalized with the building permit submission.

Stormwater Management

A linear stormwater retention basin is provided along the southern property line. The applicant should continue to work with Engineering to demonstrate stormwater management compliance in accordance with Chapter 53 of the City of Dublin Code of Ordinances. All utility details should be coordinated with Engineering and Fire as part of the building permit process.

Utilities

The site is currently served by a 12-inch water main located on the west side of Crosby Court. The site is also tributary to an 18-inch sanitary main located near the southeast corner of the site. The proposed sanitary will extend through to Houchard Road as it will also serve the property to the west. The applicant should continue to work with Staff to finalize the extension of utilities through the site, subject to Staff approval.

3. Criteria Analysis

Development Plan §153.042(D)(8)

- 1) *Site Design Characteristics.* All elements of the site shall be harmoniously and efficiently designed. The site shall not impede orderly development and shall allow for circulation that facilitates the provision of City services.

Criteria Met with Conditions and Site Plan Approval. The proposed use is appropriate to the area and consistent with the site. The applicant should update the plan to show the correct building and pavement setbacks, and should work with Washington Township Fire Department to provide an auto-turn for the proposed site circulation. Additionally, the applicant shall provide a wall and landscaping to screen the loading bays located on the south side of the building, subject to Staff approval. The applicant should also continue to work with Engineering to demonstrate stormwater management compliance

in accordance with Chapter 53 of the City of Dublin Code of Ordinances. Finally, the applicant should continue to work with Staff to finalize the extension of utilities through the site, subject to Staff approval. Site Plan approval is required by the Planning and Zoning Commission for the total number of parking spaces and parking location, or the plans shall be revised to meet Code.

- 2) *Environmental Standards.* Landscaping shall be preserved in its natural state wherever possible. Landscape buffers shall be provided to ensure uses are adequately buffered. Criteria Met with Conditions. The applicant should continue to work with Staff to identify the opportunity to preserve protected trees along the Dublin Plain City Road frontage, and should work with staff to finalize the mitigation of the tree replacement requirements. Additionally, the applicant should continue to work with Staff to address the landscape items outlined within the report, prior to the submission of a building permit.
- 3) *Vehicular and Pedestrian Circulation.* Driveways are located to minimize conflict and do not adversely impact the surrounding street network. Safe, convenient vehicular and pedestrian circulation is provided. Criteria Met with Condition. The proposed site layout continues to provide a safe and convenient layout for all users. The applicant should work with Staff to finalize the location and details of the shared-use path along Houchard Road.

4. Recommendation

Planning recommends **approval** of the proposed Development Plan with the following conditions:

- 1) Site Plan approval be gained by the Planning and Zoning Commission for the total number of parking spaces and parking location, or the plans shall be revised to meet Code;
- 2) The applicant update the plan to show the correct building and pavement setbacks;
- 3) The applicant work with Washington Township Fire Department to provide an auto-turn for the proposed site circulation;
- 4) Any future outdoor storage areas shall be required to be screened per Code;
- 5) The applicant provide a loading bay screening wall that coordinates with the building architecture and landscaping, subject to Staff approval;
- 6) The applicant finalize the location and details of the shared-use path along Houchard Road, subject to Staff approval;
- 7) The applicant continue to work with Staff to identify the opportunity to preserve protected trees along the Dublin Plain City Road frontage, and should work with Staff to finalize the mitigation of the tree replacement requirements;
- 8) The applicant continue to work with Staff to address the landscape items outlined within the report, prior to the submission of a building permit;
- 9) The applicant continue to work with Engineering to demonstrate stormwater management compliance in accordance with Chapter 53 of the City of Dublin Code of Ordinances; and,
- 10) The applicant work with the City to finalize the details of the utility extensions throughout the site.