



CITY OF DUBLIN.

Land Use and  
Long Range Planning  
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## PLANNING REPORT

### PLANNING AND ZONING COMMISSION

JULY 17, 2008

#### SECTION I – CASE INFORMATION:

**3. Deer Run Elementary School  
08-046AFDP**

**8815 Avery Road  
Amended Final Development Plan**

Proposal: Portable classrooms for the Deer Run Elementary School located on the west side of Avery Road, approximately 225 feet south of Glick Road.

Request: Review and approval of an amended final development plan under the Planned District provisions of Code Section 153.050.

Applicant: Jim Davis, Dublin City Schools.

Planning Contact: Claudia D. Husak, AICP, Planner II or Diane Alecusan, Planning Assistant.

Contact Information: (614) 410-4600, [chusak@dublin.oh.us](mailto:chusak@dublin.oh.us) or [dalecusan@dublin.oh.us](mailto:dalecusan@dublin.oh.us)

#### **Case Background**

A special permit for two portable classrooms was first approved by the Board of Zoning Appeals on April 22, 2004 (Board Order #04-041SP), with subsequent approvals in 2005, 2006, and 2007. At the May 24, 2007 meeting the Board of Zoning Appeals attached a condition that required the applicant to submit an amended final development plan application prior to the expiration of the special permit that would establish the classrooms as a permanent use.

#### **Case Summary**

This application is a request for a review and approval of an amended final development plan for the permanent operation of portable classrooms at Deer Run Elementary School located on the west side of Avery Road, approximately 225 feet south of Glick Road. The classrooms are intended to alleviate overcrowding until a new facility can be built. A bond issue for a new elementary school will be decided in November 2008 and, if approved, would provide the needed funds. This request, if approved, would eliminate the need for the district from returning to the Board of Zoning Appeals for yearly special permit and establish the classrooms as a permanent use until a new facility is built.

#### **Site Description**

##### *Location*

The 10-acre site contains a 48,956-square-foot elementary school building located in the northeast corner of the property. The two 1,632-square-foot portable classrooms are located west of the main building in an existing asphalt play area. Access to the site is gained through two curb cuts along Avery Road.

### *Surrounding Zoning and Uses*

The site and adjacent properties are currently zoned PUD, Planned Unit Development District, as part of the Muirfield Village PUD. To the north and to the east across Avery Road are single-family homes. Grizzell Middle School and a shared parking lot are south of the site. Athletic fields and additional shared parking is located to the west.

### **Plan Description**

#### *Overview*

Although the Zoning Code allows the special permit approval process on a temporary basis, the Board of Zoning Appeals has deemed that additional approvals are not appropriate as these classrooms may be needed longer than originally anticipated. An amended final development plan approved by the Commission is the appropriate mechanism for the continued use of the portable classrooms.

#### *Site Plan*

The portable classrooms are located adjacent to the main school building with direct pedestrian access through a covered walkway. Parking and bus circulation is provided directly south of the portable classrooms.

#### *Screening*

Permanent landscaping in the form of evergreen trees and shrubs has been installed along the northern property line to screen the classrooms from adjacent residential properties. The view to the portable classrooms from Avery Road is blocked by the existing school to the east, Grizzell Middle School to the south, and by an existing tree mass adjacent to the athletic fields to the west.

#### *Design Details*

The structures are approximately 15 feet high and finished with aluminum siding in a tan color with coordinating skirting to grade. An interconnecting walkway of wood decking, handrails, stairs, and ramps has been installed. No signs will be used except for classroom numbers. The structures have not changed since the original special permit approval by the Board of Zoning Appeals in April 2004.

#### *Scope and Duration*

The structures were originally requested due to capacity problems at the existing elementary school and contain two rooms each. There will be approximately 20-25 students in each classroom between 9:05 a.m. – 3:35 p.m. each weekday. The applicant has indicated that unforeseen growth from residential development in the area will mean a continued need for these temporary classrooms. The applicant is requesting that the classrooms be permitted until a new facility is built that will accommodate all students in the elementary school.

#### *Parking*

Very limited additional parking needs are required. Adequate parking is provided in the existing parking lot for the elementary school located to the south of the school building and a shared parking lot with Grizzell Middle School to the southwest.

## **SECTION II - REVIEW STANDARDS:**

### **Amended Final Development Plan**

The purpose of the Planned Unit Development process is to encourage imaginative architectural design and proper site planning in a coordinated and comprehensive manner, consistent with accepted land planning, landscape architecture, and engineering principles. The PUD process consists of up to three stages:

- 1) Concept Plan (Staff, Commission, and/or City Council review and comment);
- 2) Zoning Amendment Request (Preliminary Development Plan; Commission recommends and City Council approves/denies); and
- 3) **Amended Final Development Plan (Commission approves/denies).**

The intent of the amended final development plan is to allow for modifications to an approved final development plan consistent with the purpose of the approved final development plan. The amended final development plan includes all of the final details of the proposed modification. The Commission may approve as submitted, approve with modifications agreed to by the applicant, or disapprove and terminate the process. If the application is disapproved, the applicant may respond to Planning and Zoning Commission's concerns and resubmit the plan. This action will be considered a new application for review in all respects, including payment of the application fee. Appeal of any action taken by the Commission shall be to the Court of Common Pleas in the appropriate jurisdiction. Following approval by the Commission, the applicant may proceed with the building permit process. In the event that updated citywide standards are applicable, all subsequently approved final development plans shall comply with the updated standards if the Planning and Zoning Commission determines that the updated standards would not cause undue hardship.

### **Evaluation and Recommendation based on Amended Final Development Plan Criteria**

Section 153.055(B) of the Code identifies criteria for the review and approval for an amended final development plan. Following is an evaluation by Planning based on those criteria. The criteria are arranged in the following categories and may be in a different order than listed in the Code:

*Adopted Policies and Plans (Criteria 1, 3, 9, & 10). The proposed plan conforms to the approved preliminary development plan, has adequate public facilities and open spaces, is carried out in progressive stages, and conforms to all other applicable zoning text and Code requirements.*

**Criteria met.** The application conforms to the uses and general design of the site as approved by the preliminary and final development plans and other applicable requirements.

*Site Safety and Circulation (Criteria 2 & 5). The proposed plan provides for safe and efficient pedestrian and vehicular circulation and provides adequate lighting for such uses.*

**Criteria met.** Adequate circulation patterns and safety, both pedestrian and vehicular, are provided for in the existing site design and layout. The proposed portable classrooms do not interfere with site circulation. Adequate parking and associated lighting is provided.

*Development Details (Criteria 4, 6, 7, & 8). The details of the development are sensitive to the natural characteristics of the site, include appropriate landscaping and signs, and provide adequate storm drainage.*

**Criteria met.** The proposal provides adequate landscape screening from adjacent properties. No sign changes are proposed. The natural characteristics of the site will not be altered by approval of this request, and no additional storm drainage is required.

### **SECTION III – PLANNING OPINION AND RECOMMENDATION: Approval**

#### **Amended Final Development Plan**

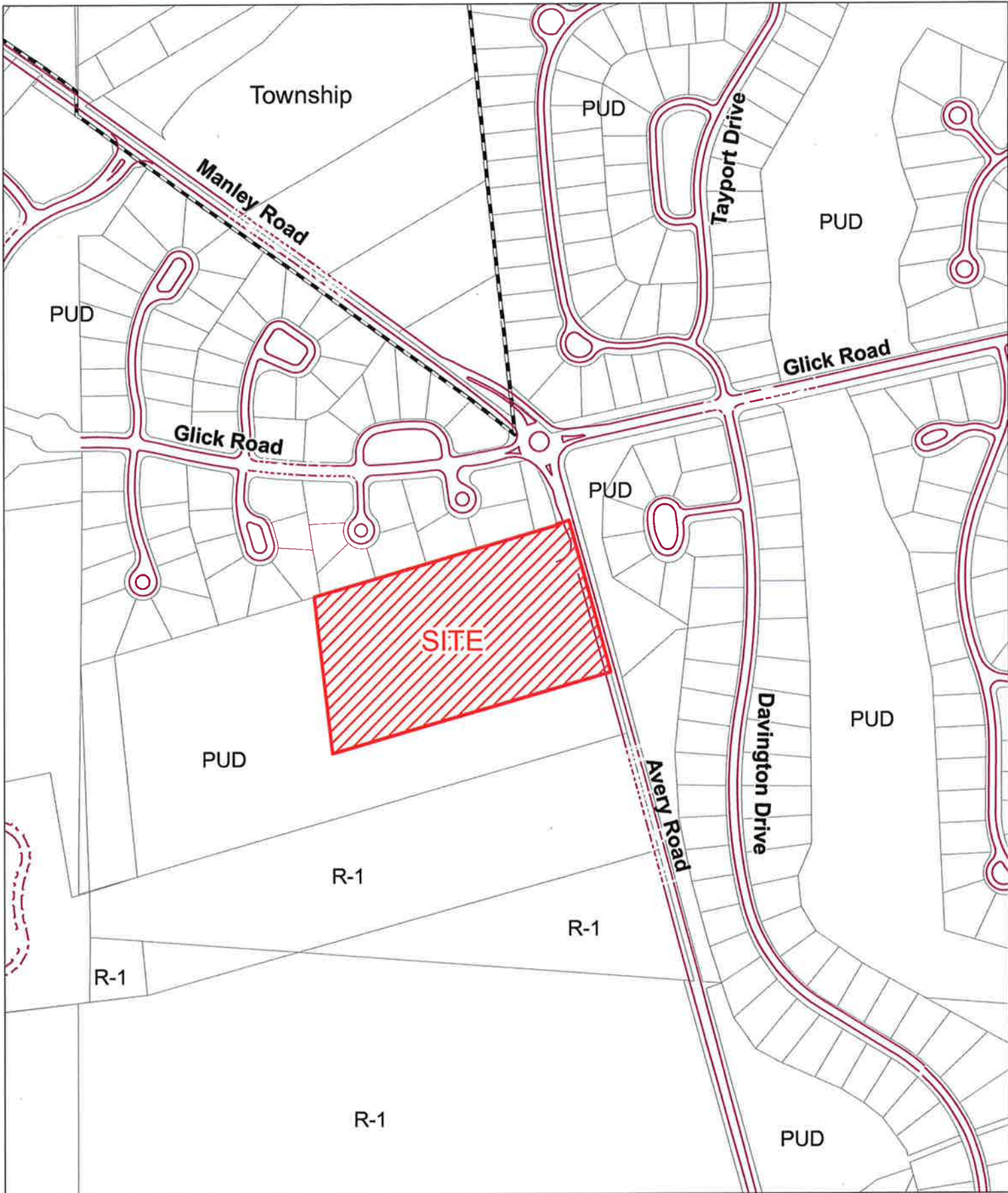
In Planning's opinion, this amended final development plan is consistent with the standards, requirements, and conditions approved with the rezoning/preliminary development plan and with the final development plan criteria set forth in Section 153.050 of the Dublin Zoning Code. Approval is recommended with no conditions.

## Amended Final Development Plan

### Review Criteria:

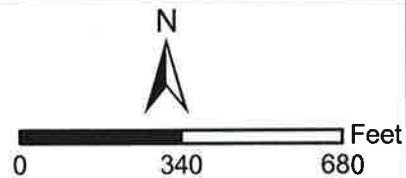
In accordance with Section 153.055(B) *Plan Approval Criteria*, the Code sets out the following criteria of approval for a final development plan:

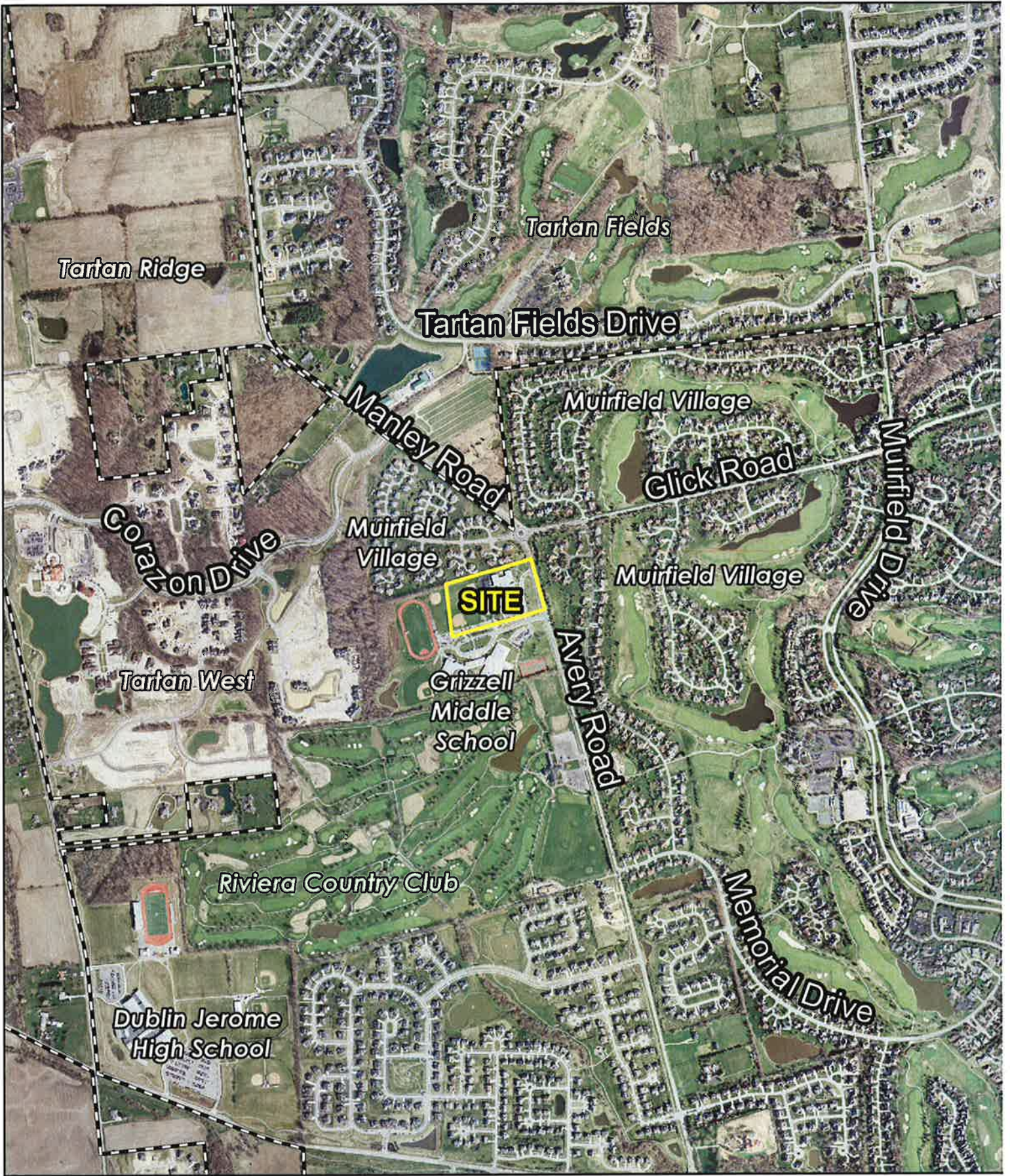
- 1) The plan conforms in all pertinent respects to the approved preliminary development plan provided, however, that the Planning and Zoning Commission may authorize plans as specified in §153.053(E)(4);
- 2) Adequate provision is made for safe and efficient pedestrian and vehicular circulation within the site and to adjacent property;
- 3) The development has adequate public services and open spaces;
- 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 this Code;
- 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;
- 6) The proposed signs, as indicated on the submitted sign plan, will be coordinated within the Planned Unit Development and with adjacent development; are of an appropriate size, scale, and design in relationship with the principal building, site, and surroundings; and are located so as to maintain safe and orderly pedestrian and vehicular circulation;
- 7) The landscape plan will adequately enhance the principal building and site; maintain 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;
- 8) Adequate provision is made for storm drainage within and through the site which complies with the applicable regulations in this Code and any other design criteria established by the City or any other governmental entity which may have jurisdiction over such matters;
- 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; and
- 10) *The Commission believes the project to be in compliance with all other local, state, and federal laws and regulations.*



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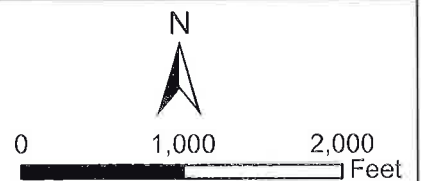
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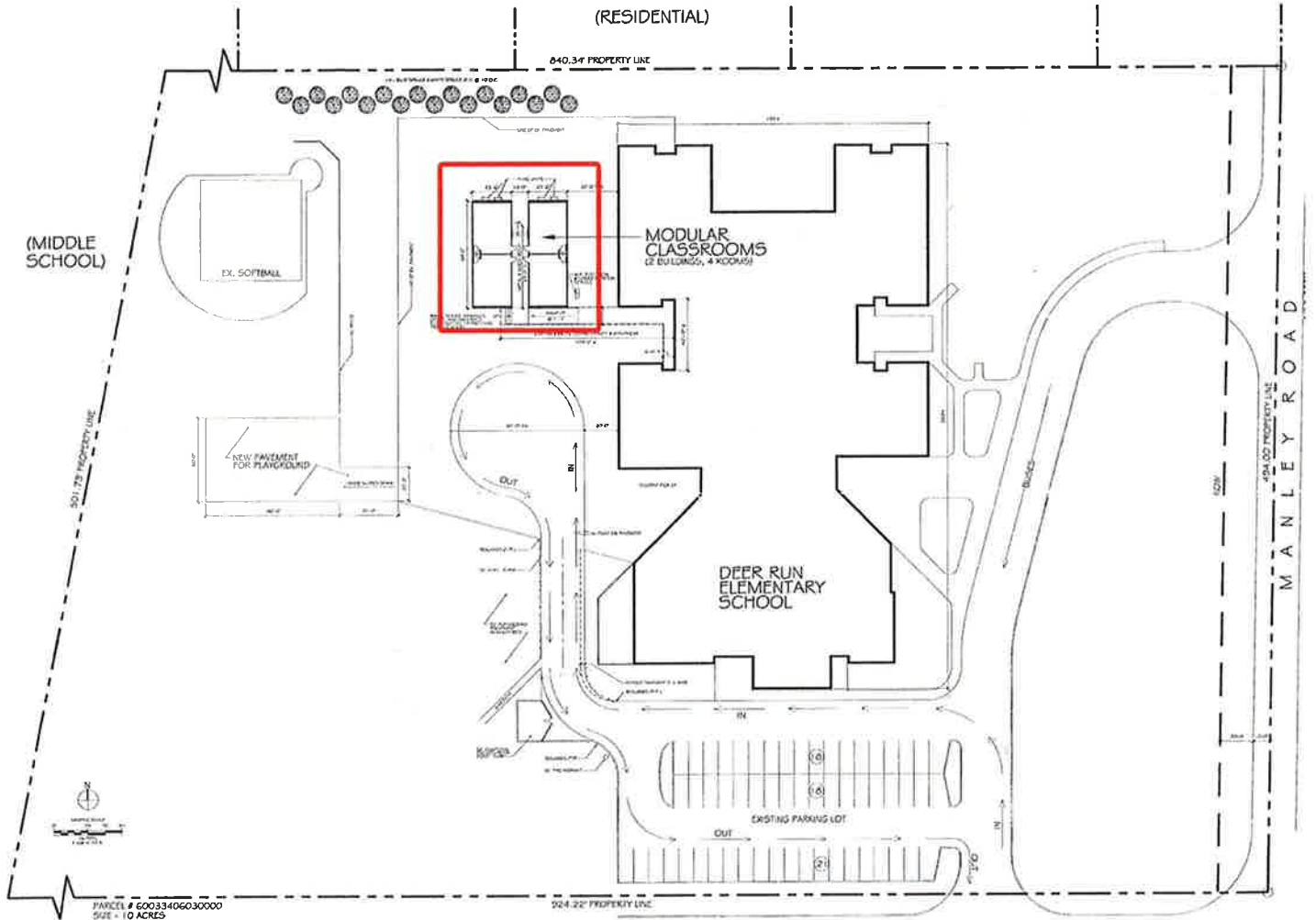


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Development Context  
Deer Run Elementary School



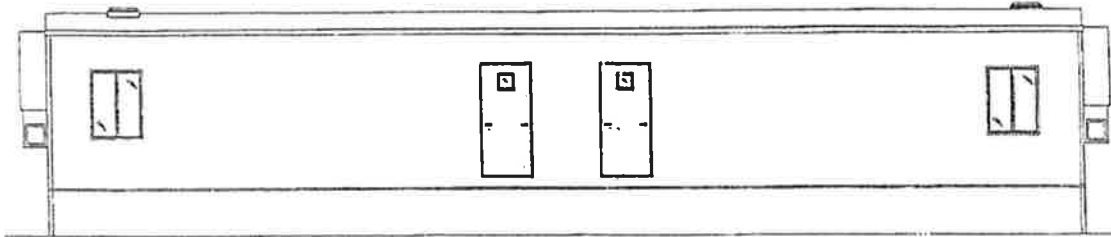
# EXISTING LANDSCAPE PLAN



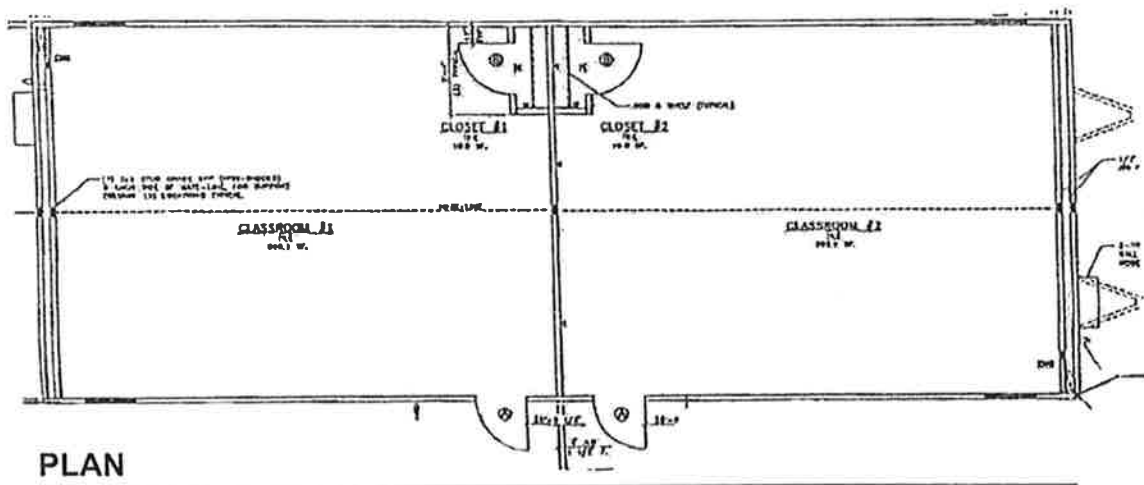
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# EXISTING CLASSROOMS

## 24' x 68' (64') STANDARD CLASSROOM



ELEVATION



PLAN