



CITY OF DUBLIN.

Land Use and
Long Range Planning
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PLANNING REPORT

PLANNING AND ZONING COMMISSION

JUNE 19, 2008

SECTION I - CASE INFORMATION:

3. **Coffman Park - Amphitheater** **08-048AFDP**

5200 Emerald Parkway/ 5614 Post Road **Amended Final Development Plan**

Proposal: The construction of a permanent structure to cover the existing amphitheater stage within the Coffman Park Planned Unit Development District, located on the south side of Coffman Park Drive, approximately 400 feet north of the intersection with Post Road.

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

Applicant: Jane S. Brautigam, City Manager, City of Dublin; represented by Fred Hahn.

Planning Contact: Tammy J. Noble-Flading, Senior Planner.

Contact Information: (614) 410-4649, tflading@dublin.oh.us

Case Summary

This is a request for review and approval of an amended final development plan for the construction of a permanent structure over the existing stage in Coffman Park to replace a temporary awning that is currently over the stage. No other modifications are proposed as part of this request. Planning has reviewed this proposal in accordance with the required development standards and recommends approval of this request.

Site Description

Location

The amphitheater is located on the south side of Coffman Park Drive, east of the entry drive off Post Road within the 56-acre Coffman Park tract.

Site Character

Coffman Park contains several buildings and land uses associated with the City of Dublin, including an approximately 100,000-square-foot Community Recreation Center and the park pavilion. The amphitheater site includes an elevated stage with open seating immediately adjacent to the performance area.

Mature trees are located in the western portion of the site along the South Fork of the Indian Run Stream that runs along the rear of the amphitheater. This area is preserved including the stream bank and associated floodplain.

Surrounding Zoning and Uses

Coffman Park is zoned PUD, Planned Unit Development District. The Coffman Park Master Development Plan was originally created in 1989 and amended in 2007 to include property along Post Road.

Property to the south is zoned LI, Limited Industrial District and contains farmland and office uses. The condominium portion of the Shannon Park neighborhood to the east is zoned PUD, Planned Unit Development District and the single-family portion to the northeast is zoned PLR, Planned Low-Density Residential District. Hemingway Village subdivision to the northwest is zoned R-4, Suburban Residential District.

Plan Description

Overview

The proposed modifications to the site include replacing a temporary awning that provides a cover for an existing stage with a permanent structure. This area will be used to accommodate performances that are open to the public but the building will not be considered an acceptable shelter in case of dangerous weather.

Architecture

The height of the permanent, dome-shaped structure is approximately 25 feet. The proposed architecture is consistent with other buildings in within Coffman Park including the Dublin Community Recreation Center, the pavilion, and restroom facilities. The dome will remain open on two of the four sides and will provide cover for live performances and theatrical events. The use of the site will remain the same and no additional modifications are proposed.

Building Materials

The building materials will be similar to those of the other buildings in the area and consist of stone veneer, limestone accents, wood ceiling and trim headers, and a standing seam metal roof. The roof vent will match the roof in material type and color. The stone veneer will be Dutch Quality Stone colored "Great Lakes". The metal roof will be manufactured by Dimensional Metal Incorporated and will be Beige Style: SL2018. The wood will be stained with a Sherwin Williams paint in "Oak Mantel". All accentuated trim will be painted with Bob Timberlake Summer Day Collection in "Slag Pile Gray".

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 Coffman Park Master Plan recommends uses that encourage the communities' ability to utilize public open space and promote active recreational areas. The use of this amphitheater remains consistent with the objectives of the Master Plan, as well as the Community Plan in terms of the preservation of natural resources and the ability to provide parks and recreational areas for the general public.

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. Access and general circulation will not be modified with the proposed application. Temporary lighting is provided for evening events and is only utilized for events such as the Irish Festival. These lights are on-site for two to three evenings per event and are dissembled at the end of the festival. No permanent light fixtures are currently proposed.

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 site contains a tributary to the Indian Run. The stream corridor and associated floodplain will remain open and undisturbed and all work will be adequately contained outside the perimeters of these environmentally sensitive areas. The construction will be required to have proper erosion and sedimentation control practices during all phases of the construction to prevent the disruption or infiltration to the existing waterway.

SECTION III – PLANNING OPINION AND RECOMMENDATION: Approval

Amended Final Development Plan

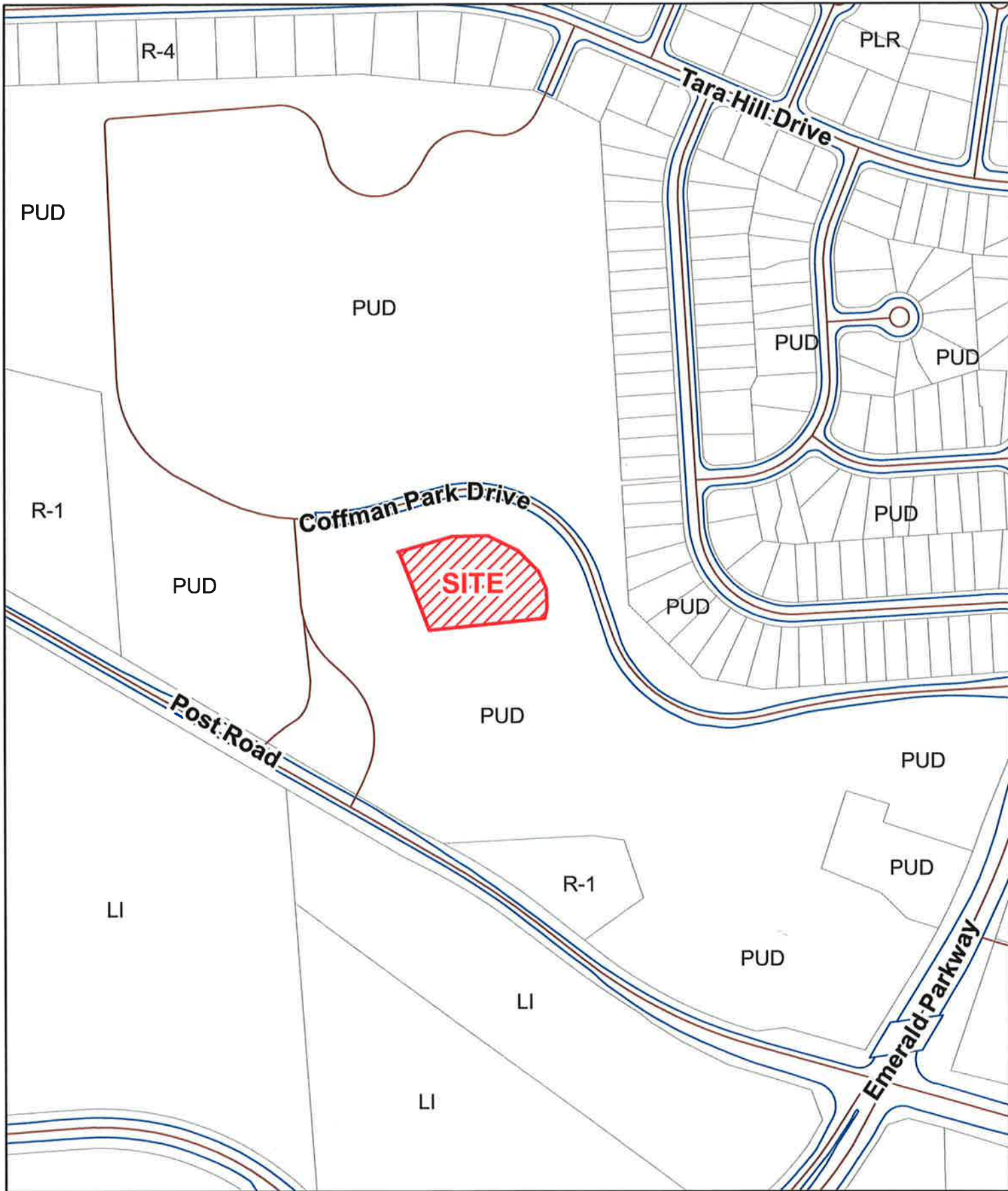
In Planning's opinion this amended final development plan is consistent with the standards and conditions approved with the rezoning/preliminary development plan and with the final development plan criteria set forth in Section 153.050 of the Dublin Zoning Code.

Amended Final Development Plan

Review Criteria:

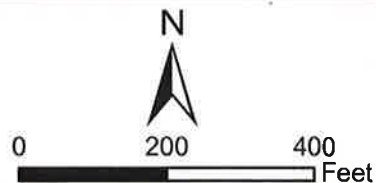
In accordance with Section 153.055(B) *Plan Approval Criteria*, the Code sets out the following criteria of approval for a final development plan:

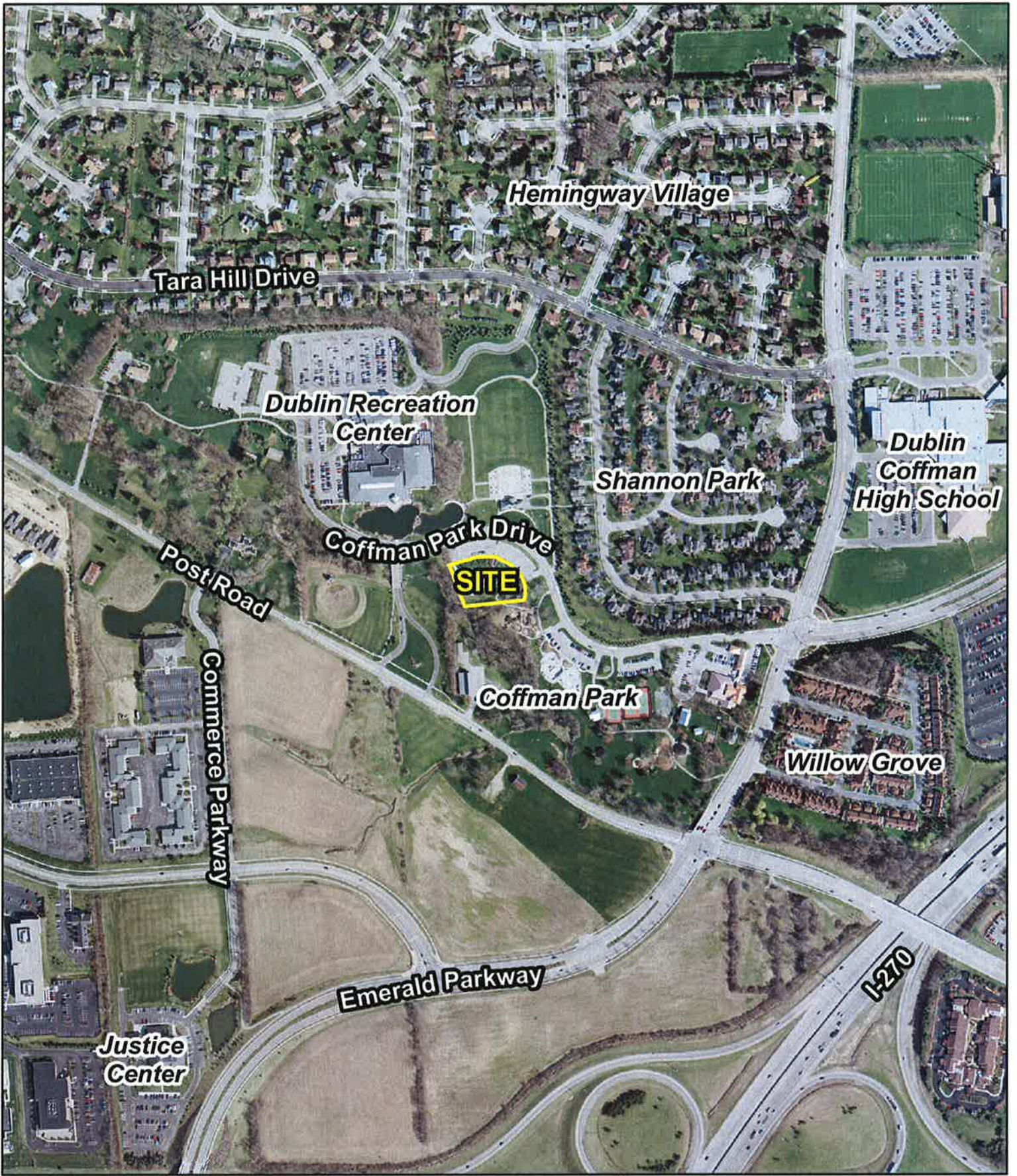
- 1) The plan conforms in all pertinent respects to the approved preliminary development plan provided, however, that the Planning and Zoning Commission may authorize plans as specified in §153.053(E)(4);
- 2) Adequate provision is made for safe and efficient pedestrian and vehicular circulation within 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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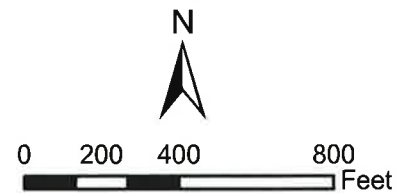
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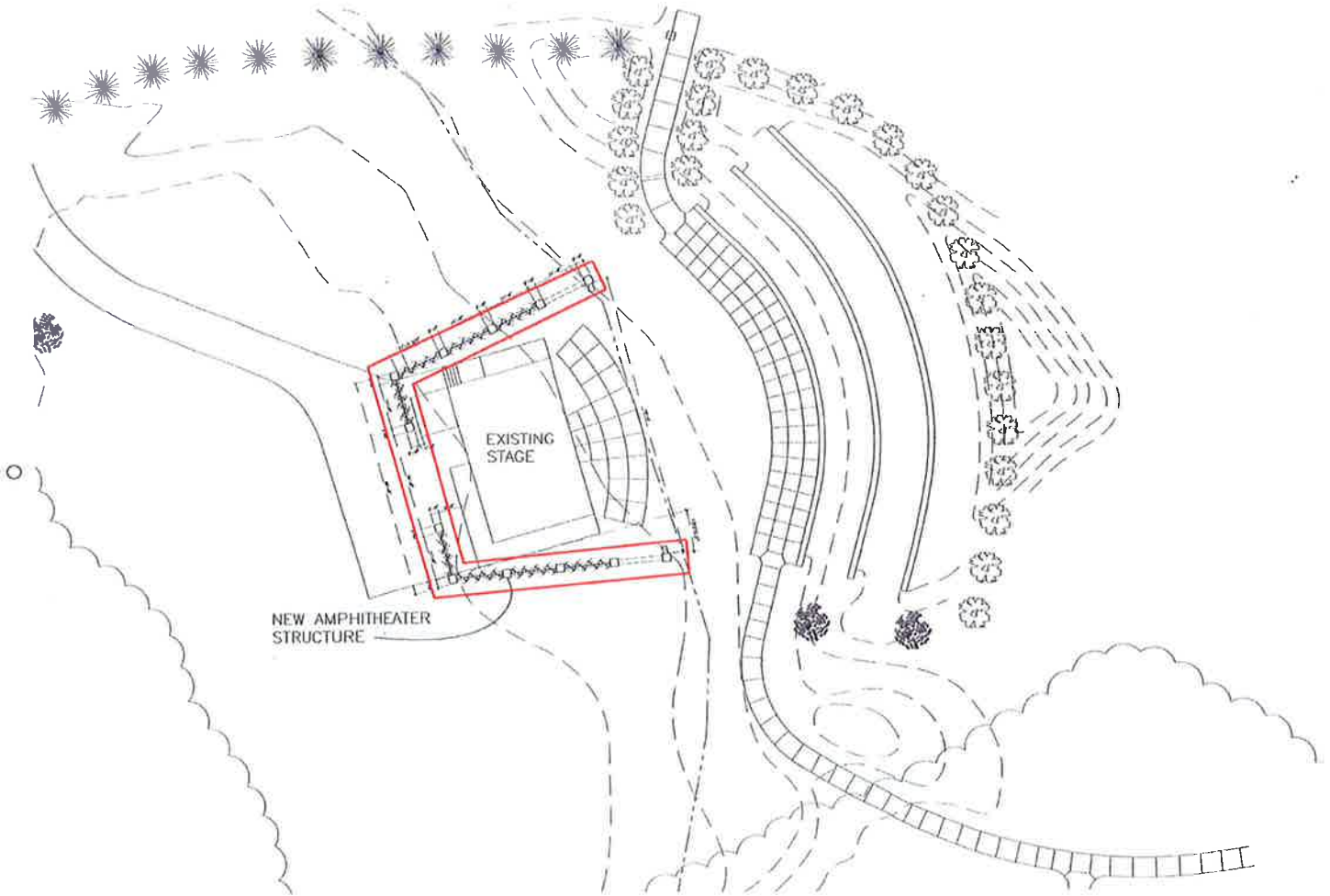


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Development Context



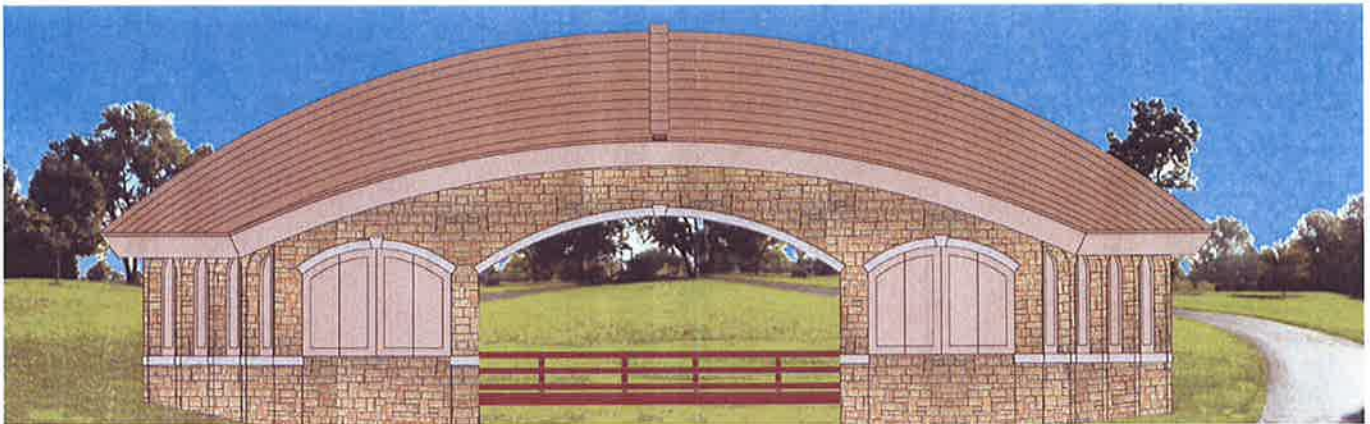
PROPOSED SITE PLAN



PROPOSED ELEVATIONS



Proposed Front Elevation



Proposed Rear Elevation