



CITY OF DUBLIN

Land Use and  
Long Range Planning  
5800 Shier-Rings Road  
Dublin, Ohio 43016-1236

Phone: 614-410-4600  
Fax: 614-410-4747  
Web Site: www.dublin.oh.us

## PLANNING REPORT

### PLANNING AND ZONING COMMISSION

JULY 9, 2009

#### SECTION I - CASE INFORMATION:

1. **NE Quad – Subarea 2 – Emerald Fields Park      4040 Wyandotte Woods Boulevard**  
**09-030AFDP      Amended Final Development Plan**

Proposal: To construct a restroom and maintenance building and to install a universally accessible playground, parking lot, shelter, and landscaping at the Emerald Fields Park located on the north side of Wyandotte Woods Boulevard, approximately 1,000 feet northwest of the intersection with Emerald Parkway.

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

Applicant: Terry Foegler, City of Dublin; represented by Laura Karagory, Landscape Architect, Parks & Open Space

Planning Contact: Jennifer M. Rauch, AICP, Planner II

Contact Information: (614) 410-4690, jrauch@dublin.oh.us

#### Case Summary

This is a request for review and approval of an amended final development plan for site improvements, which include a universally accessible playground, a covered shelter, a gazebo and overlook, a maintenance and restroom building, and associated site improvements for Emerald Fields Park. The proposal is the next phase of improvements for this city park located with the NE Quad, Subarea 2. In Planning's opinion, this case meets the review criteria and approval of the amended final development plan is recommended.

#### Case Background

The preliminary development plan for this Planned District was originally approved in 1990 and did not include a site layout. The City has since created a Master Plan for the 34-acre Emerald Fields Park (formerly known as NE Quad Park), which includes a playground, play fields, shelters for picnicking, restroom facilities, and parking. This request is for Phase III of Emerald Fields Park and involves the central portion of the park.

The Planning and Zoning Commission approved Phase I, the playground area in the northern portion of the park, in 2001 and a restroom facility in 2006. Phase II was approved in 2007 and

including grading and seeding for little league baseball fields, the extension of a bikepath, fencing, a plaza and a parking area.

## **Site Description**

### *Location*

Emerald Fields Park is located on the north side of Wyandotte Woods Boulevard approximately 1,000 feet northwest of the intersection with Emerald Parkway. The main driveway for the park is located off Wyandotte Woods Boulevard. An internal drive extends north toward Summit View Road along the eastern boundary of the park.

### *Site Character*

Emerald Fields Park is divided into three sections. The northern portion of the park contains a playground area, restroom facility, four lacrosse fields and associated parking. The central portion is the subject of this proposal and contains two significant tree lines that form the northern and southern boundaries of the proposed site, and an existing asphalt bikepath. The southern portion contains little league baseball fields, a plaza and an additional parking area.

### *Surrounding Zoning and Uses*

The park site and all surrounding land to the east, south and west is zoned PUD, Planned Unit Development Districts, as part of the NE Quad plan. The park is located within Subarea 2 of the Northeast Quad Planned District, which also allows traditional single-family uses. To the east and south are multi-family units as part of the Scioto Crossings development (NE Quad, Subareas 4 and 6b). West of the park is undeveloped land within the Northeast Quad plan zoned for single and multi-family uses (Subareas 2 and 3).

## **Plan Description**

### *Overview*

The proposed modifications to the site include the construction of a universally accessible playground, a covered shelter, a gazebo and overlook, a maintenance and restroom building, site landscaping and a parking lot.

### *Site Layout*

Site access is provided from the existing private drive running along the eastern boundary of the entire park. The proposed parking lot is located in the eastern portion of the site and transitions to the various park and playground amenities with bollards, a concrete sidewalk and a lattice screen. Sidewalks provide access to the shelter, gazebo and overlook, and the playground; all located in the western half of the site.

### *Universally Accessible Playground*

The proposed playground, located in the western portion of the site, has a swing area, play structure area, two audible activity areas, a seating and gathering area, and a play-in-motion area. (See attachments for the details of each component.) These areas are connected throughout the site by a concrete path, which connects to the proposed structures and parking area. The proposed playground components are located on ADA Accessible resilient play surfaces and include swings, slides, tunnels, climbing and sound activities. The large central play structure is

70 feet long and 20 feet in height and contains ramps and stairs to provide access to persons of all ages and abilities. The proposed materials and colors are tangerine, spring green, beige, yellow and plum for all the play equipment with tan, rubberized material for the play surfaces.

### *Proposed Structures*

The proposal includes the construction of the three structures: a covered shelter, gazebo and overlook, and a maintenance and restroom facility.

#### Covered Shelter

The plans indicate a proposed covered shelter in the north central portion of the site between the playground area and the parking lot. The prefabricated 1,200-square-foot shelter will consist of a steel beam frame construction with a gable roof supported by six-inch steel columns located over a concrete pad.

#### Gazebo

The proposed gazebo and overlook area is opposite the proposed shelter in the south central portion of the site and provides views to the existing tree row located along the southern property line. The 110-square-foot gazebo is elevated and supported by concrete piers. The proposed internal concrete path provides access to the outlook and will connect to a wooden boardwalk and deck under the proposed gazebo.

#### Maintenance and Restroom Building

The proposed maintenance and restroom building is located in the southeastern corner of the site with separate vehicle access from the main site entrance. The 3,000-square-foot building houses a maintenance facility and public restrooms. The maintenance building is 31 feet tall to the top of the gable roof and has two overhead doors along the east elevation. An additional 600-square-foot covered material storage area is located southeast of the maintenance building. The service area for the maintenance building will be screened with the same 6-foot tall lattice screen used along the western edge of the parking lot. Pedestrian access is provided to the restroom and maintenance building by a concrete path.

The proposed building materials and colors are consistent among the three structures with asphalt shingles, cement board siding, wood trim, steel posts and split-face concrete. The proposed gazebo, shelter and maintenance and restroom buildings are all slag gray, which is consistent with other City park structures.

#### *Screening*

The plans indicate a six-foot tall vinyl lattice screen with stone columns separating the parking lot from the playground area. Planning recommends the use of wood material in lieu of the vinyl to complement the building materials used in the proposed park.

#### *Parking and Access*

An 87-space parking lot will be located to the east of the playground and accessed from the internal drive. A concrete path, varying between four and eight feet wide, provides pedestrian access throughout the site connecting the various playground and park amenities. The site plan

also shows the extension of the concrete path to the south to provide access to future basketball and volleyball courts and the existing baseball fields.

#### *Vehicular Use Area Screening*

The proposed plan meets the required interior landscape area for vehicular use area with the use of the two large landscape islands and trees within the interior of the proposed parking lot. Code also requires screening for the vehicular use perimeter buffering. Planning recommends the use of mounding and plant material along the eastern side of the existing private drive, consistent with the screening used for the northern area of the park.

#### *Landscaping*

Landscaping includes a variety of trees and plant material installed around the playground components. The largest planting area is around the perimeter of the proposed central play structure and has a variety of deciduous trees, evergreen shrubs, ornamental grasses, and perennials. The design is intended to preserve existing trees; however, should any trees be removed as part of construction they are required to be mitigated.

#### *Utility and Stormwater Facilities*

Sewer and water service mains are close to the park property and lines and service will need to be extended to the maintenance and restroom building. A final utility plan will be required as part of the building permit approval. The proposed site improvements meet the original stormwater management plan for the park.

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

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) **Final Development Plan (Commission approves/denies).**

The intent of the final development plan is to show conformance with and provide a detailed refinement of the total aspects of the approved preliminary development plan (rezoning). The final development plan includes all of the final details of the proposed development and is the final stage of the PUD process. 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 such updated standards would not cause undue hardship.

**Planning Opinion and Recommendation:**

Section 153.055(B) of the Code identifies criteria for the review and approval for an amended final development plan. 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 modifications conform to the approved preliminary development plan, have adequate public facilities and open spaces, are carried out in progressive stages, and conform to all other applicable zoning text and Code requirements.*

**Criteria are met with condition:** The proposed improvements conform to the Master Plan for this park. In order to ensure appropriate water and sewer facilities are provided to the site a final utility plan will be required as part of the building permit approval (Condition 1). Code requires screening for the vehicular use perimeter buffering and in order to meet this requirement Planning recommends the use of mounding and plant material along the eastern side of the existing private drive, consistent with the screening used for the northern area of the park (Condition 2). All other applicable zoning requirements have been satisfied.

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

**Criteria are met:** Parking requirements will be adequate for this development. Vehicular and pedestrian circulation has been properly planned to accommodate the proposed activities.

*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.*

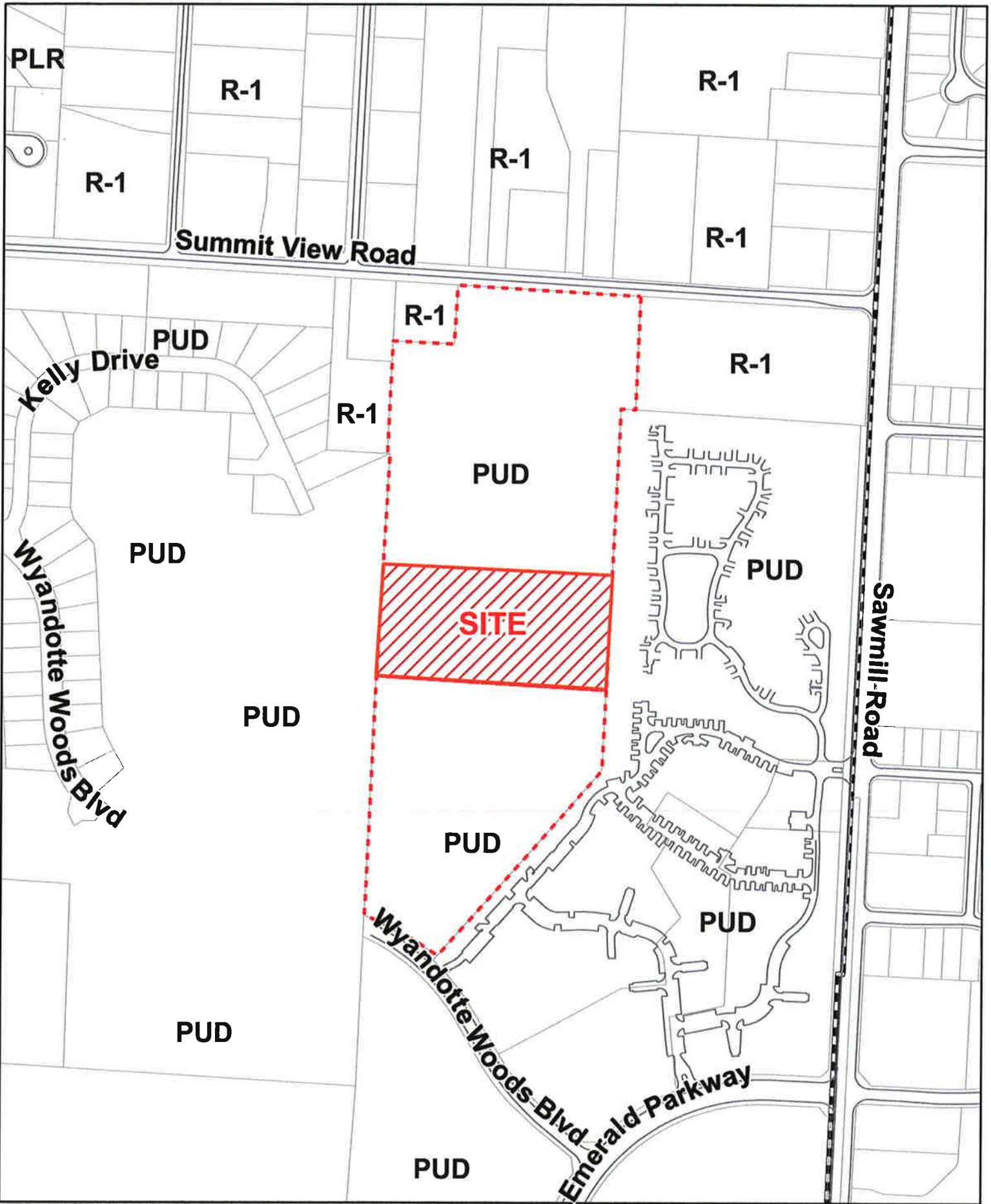
**Criteria are met with conditions:** The proposed improvements are sensitive to the existing conditions of the site and preserve the existing vegetation. Any existing trees that are removed as part of the site improvements will be required to be mitigated. Planning recommends the substitution of the vinyl lattice for wood lattice screen used along the western edge of the parking lot and to screen the service area (Condition 3).

**SECTION III - RECOMMENDATION: Approval with conditions**

This amended final development plan is consistent with the Emerald Fields Park Master Plan and is compatible with the surrounding area. It is Planning's opinion that the proposal complies with the Amended Final Development Plan criteria set forth in Section 153.050 of the Dublin Zoning Code and approval with conditions is recommended.

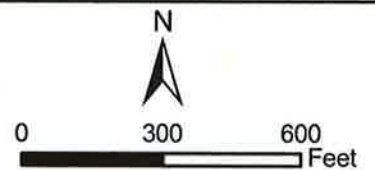
**Conditions**

- 1) A final utility plan is required as part of the building permit approval indicating appropriate water and sewer connections to the site.
- 2) Utilize mounding and plant material along the eastern side of the existing private drive to meet the vehicular use perimeter buffering requirements, subject to Planning approval.
- 3) Wood lattice shall be substituted for the proposed vinyl lattice screen used along the western edge of the parking lot and for screening the service area.



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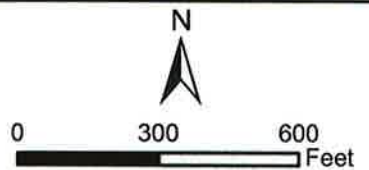
09-030AFDP  
Amended Final Development Plan  
Emerald Fields Park  
Playground/Restroom Facilities



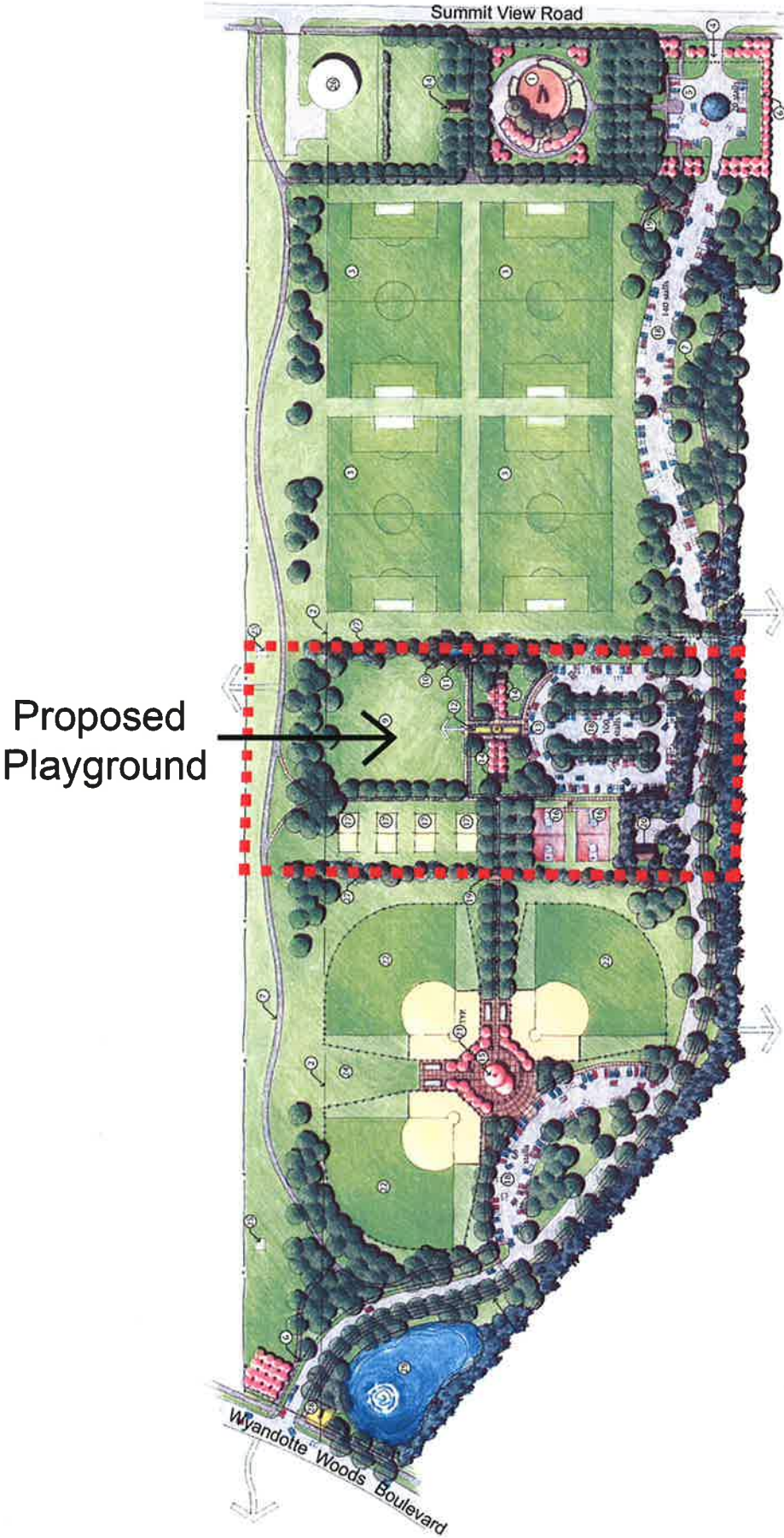


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## Development Context



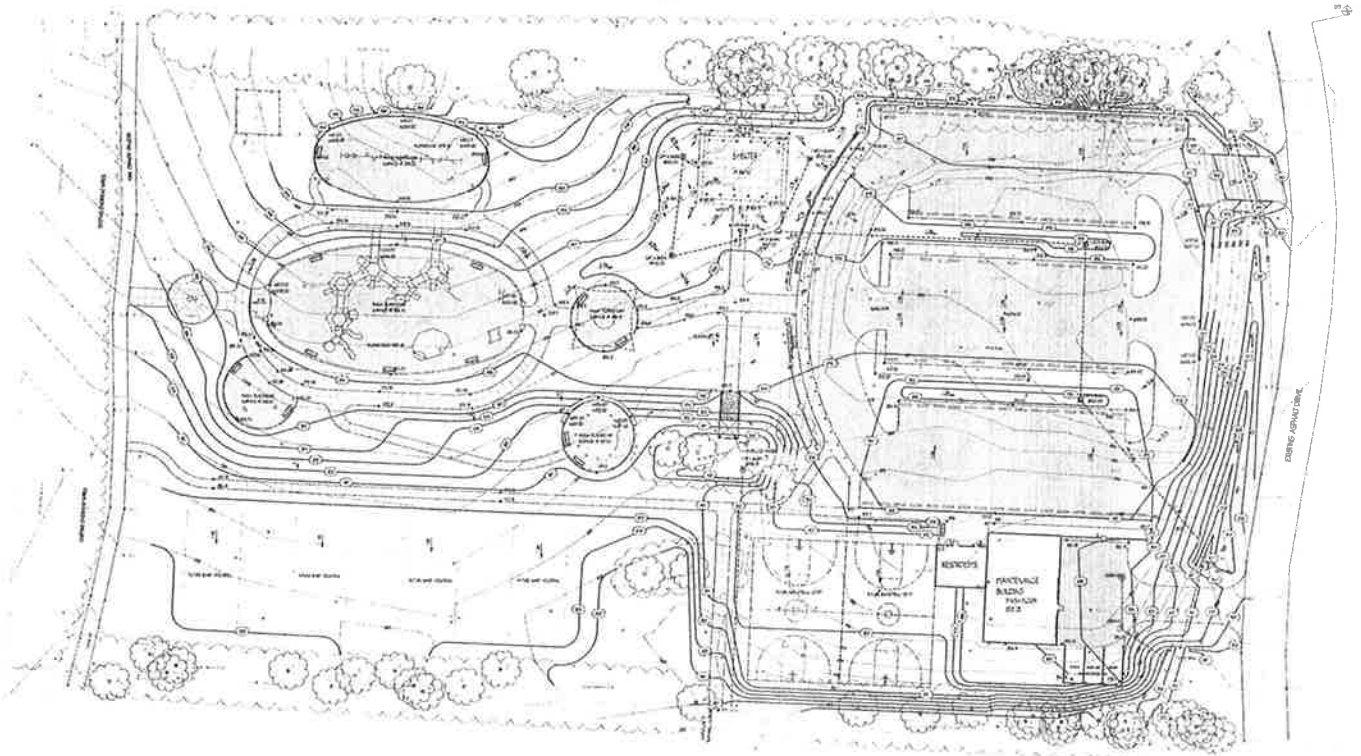
# EMERALD FIELDS PARK MASTER PLAN



Proposed  
Playground

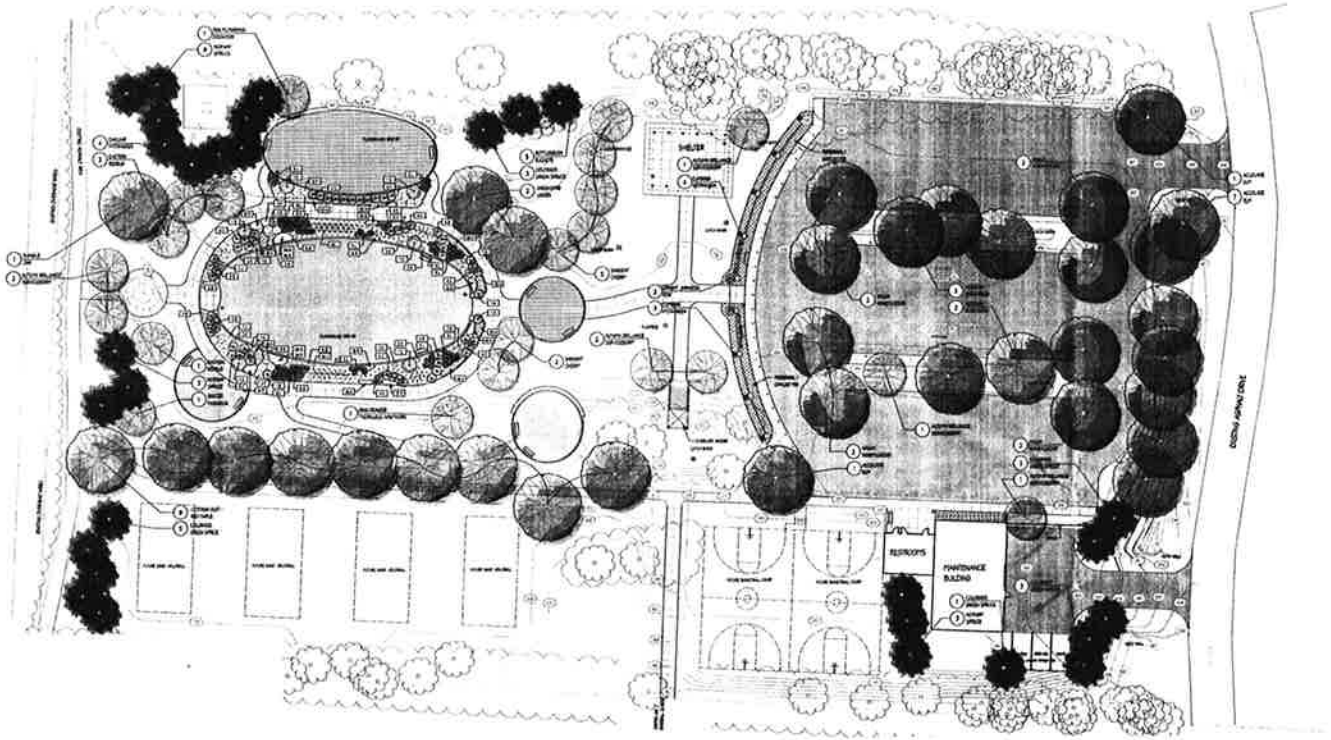
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# PROPOSED SITE PLAN



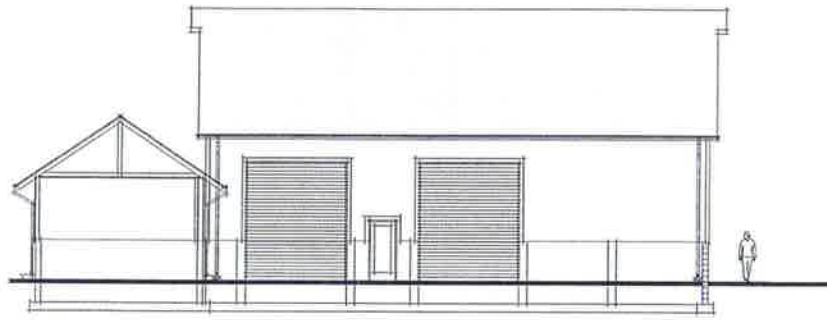
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# PROPOSED LANDSCAPE PLAN

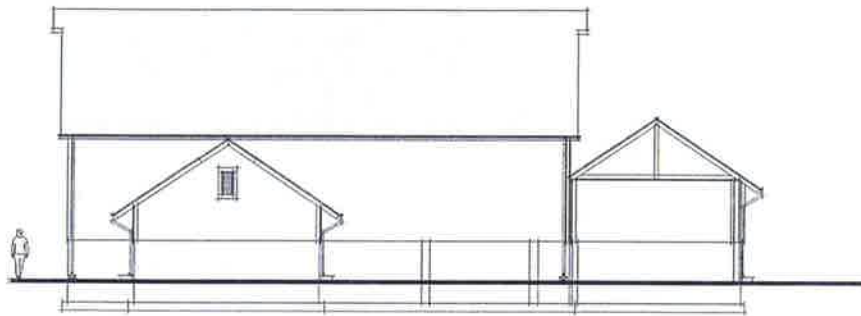


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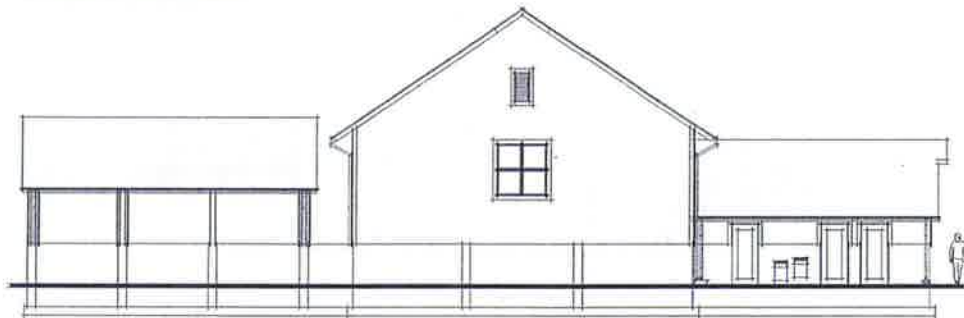
# PROPOSED ELEVATIONS MAINTENANCE AND RESTROOM BUILDING



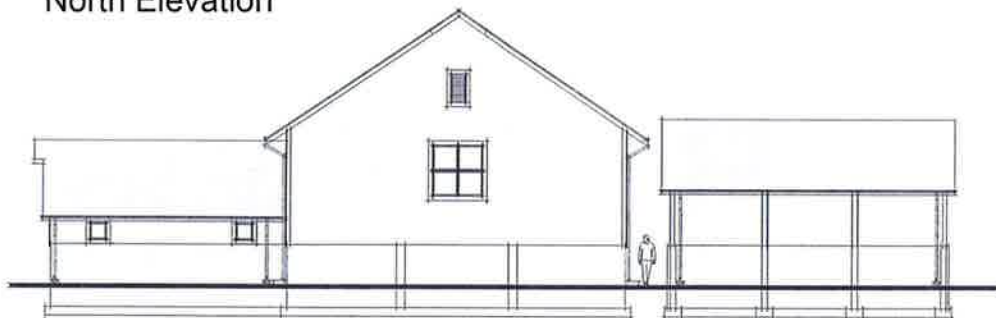
East Elevation



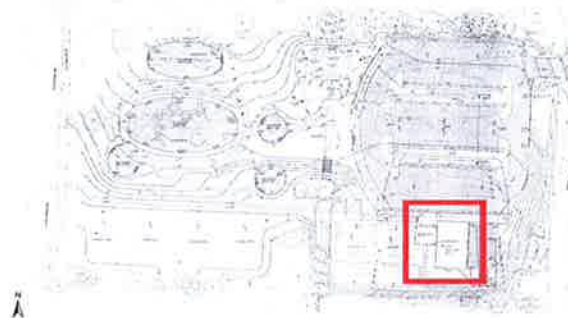
West Elevation



North Elevation

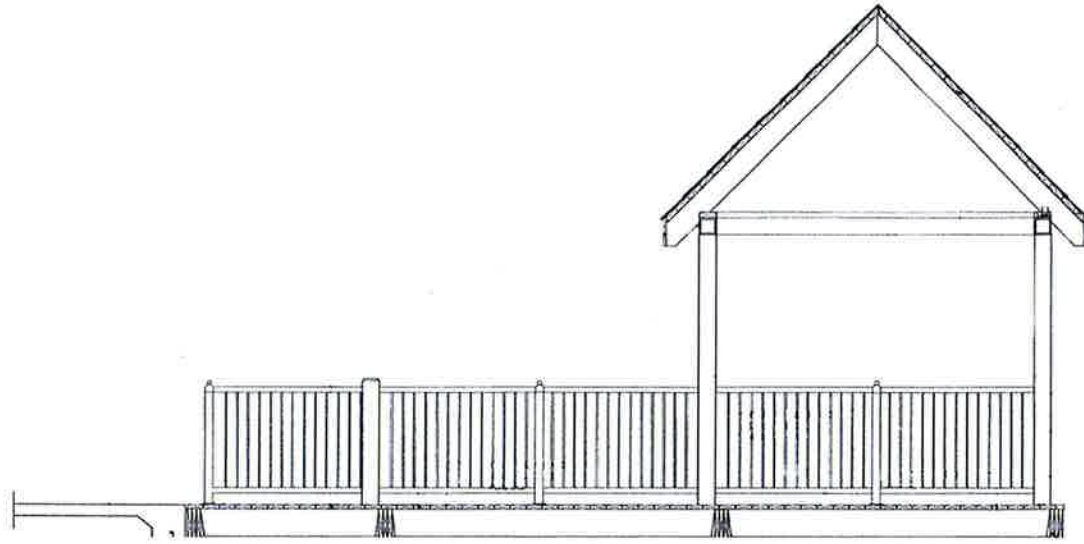


South Elevation

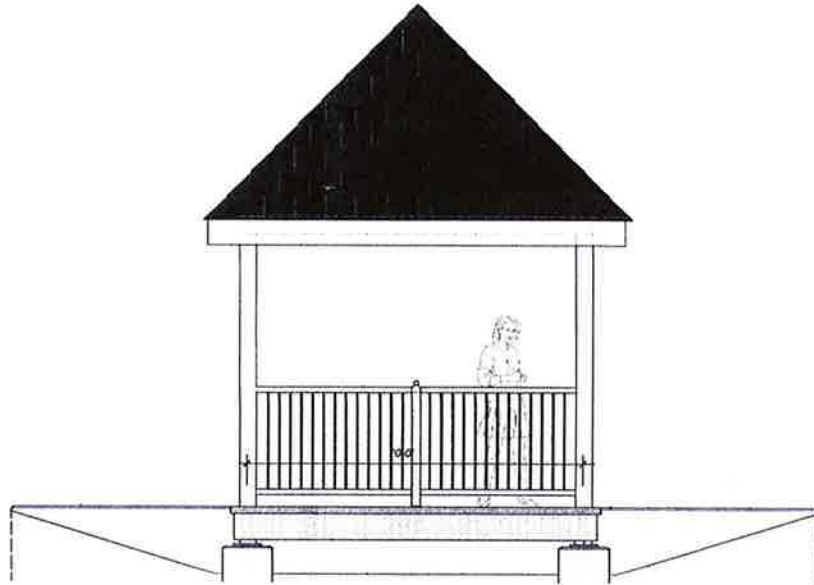


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# PROPOSED GAZEBO DETAILS



Gazebo Section

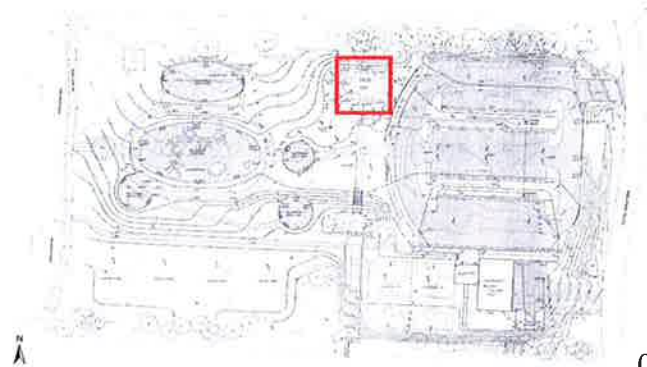
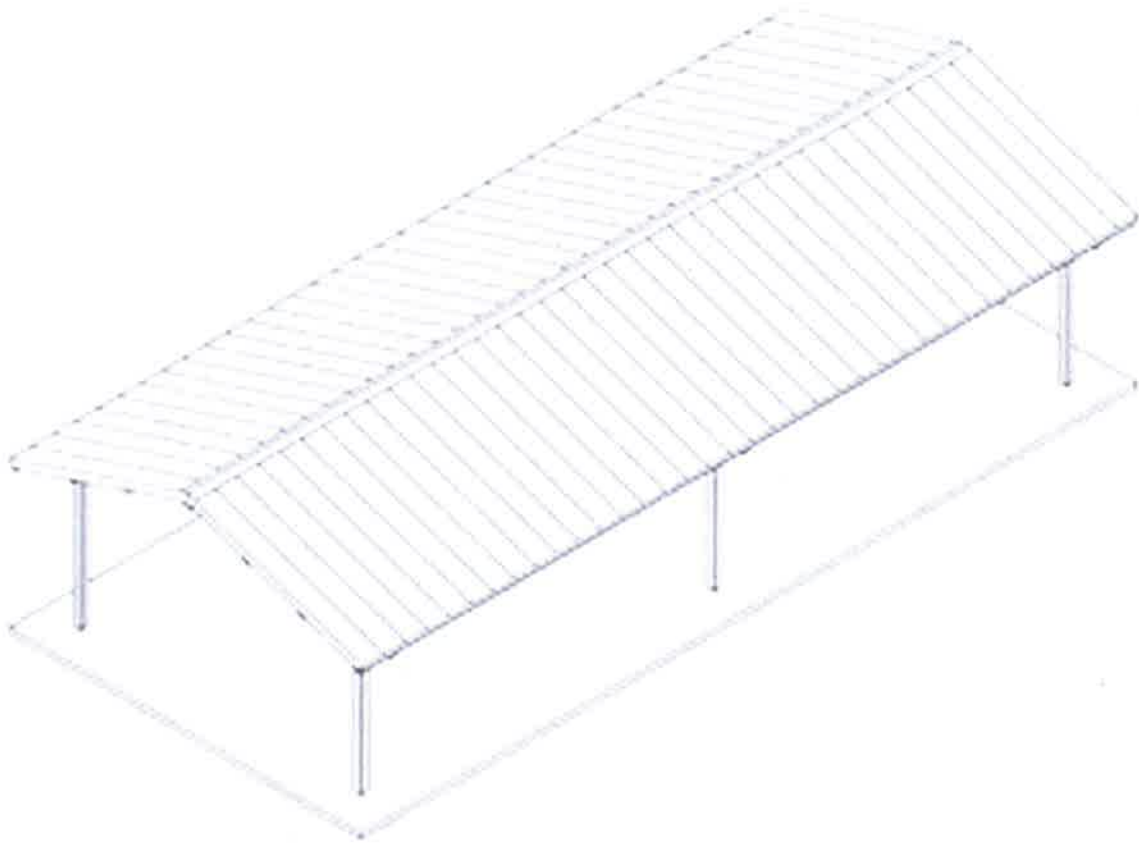


South Elevation



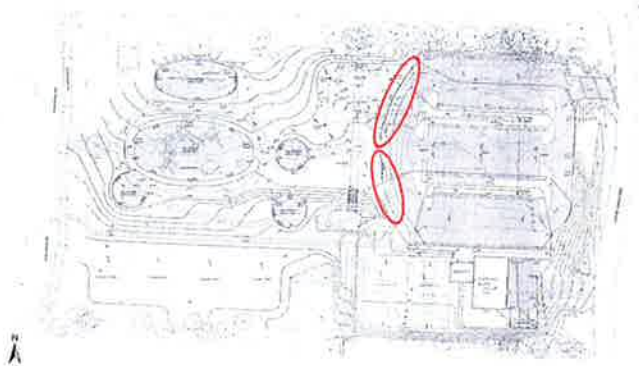
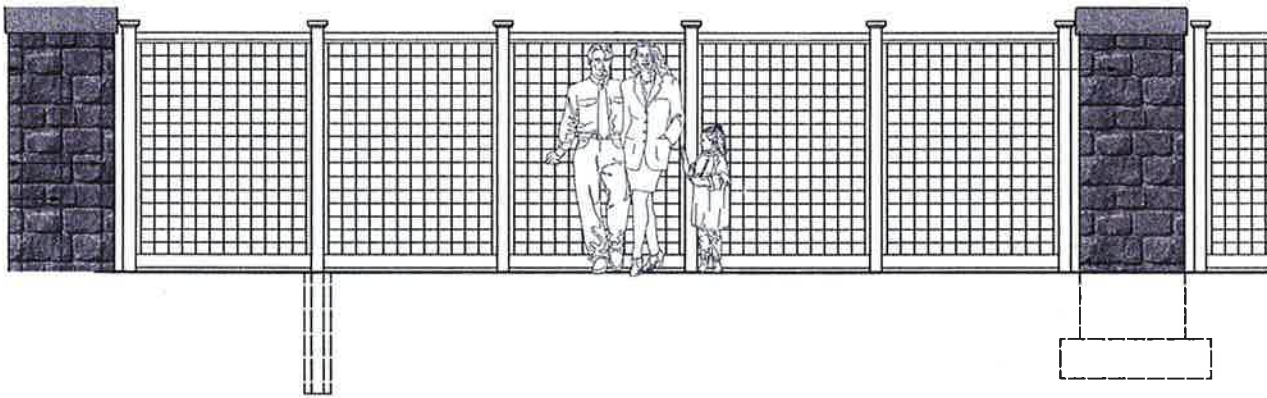
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# PROPOSED SHELTER



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# PROPOSED SCREENING DETAIL



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