



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

JUNE 18, 2009

SECTION I – CASE INFORMATION

**4. Thomas Kohler PCD, Subarea E –Mango’s Place 5601 Woerner Temple Road
09-032AFDP Amended Final Development Plan**

Proposal: An outdoor play area for a daycare at the Emerald Town Center shopping center located on the south side of Woerner Temple Road, approximately 600 feet east 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: Mary Francis Curtis, Owner.

Planning Contact: Claudia D. Husak, AICP, Planner II

Contact Information: (614) 410-4675, chusak@dublin.oh.us

Case Summary

This is a request for review and approval of an amended final development plan application for a 1,000-square-foot outdoor play area for a daycare within Building 1 of the Emerald Town Center shopping center. The proposal complies with the applicable review criteria and the approved preliminary development plan, and Planning recommends approval.

Case Background

The Emerald Town Center shopping center, currently under construction, is in Subarea E of the Thomas-Kohler PCD, Planned Commerce District. The rezoning for this site was approved by City Council on January 4, 1996. A final development plan for the Emerald Town Center development was approved on June 22, 2006 for 31,585 square feet of retail space, including 1,300 square feet of patio space. The Commission last reviewed an application for the shopping center on December 11, 2009 for the reallocation of patio space and conditional use for an outdoor dining patio for Building 3.

Site Description

Site Location and Character

This 4.72-acre site is located at the southeast corner of Woerner Temple Road and Emerald Parkway. The site has approximately 675 feet of frontage on Emerald Parkway and 780 feet on Woerner Temple Road. The Cramer Ditch and associated FEMA designated floodplain runs along the southern property line, and there are no other significant topographical changes on the site. Construction for the retail buildings is currently underway and has been for a considerable time.

Surrounding Zoning and Uses

The site is zoned PCD, Planned Commerce District, as part of Subarea E of the Thomas-Kohler PCD. All surrounding properties are also located within the Thomas Kohler PCD. Daycare is a Permitted Use in Subarea E, along with those uses listed in the SO, Suburban Office and Institutional District, restaurants, and others listed in the approved text.

Site Layout

Emerald Town Center was approved for four retail buildings. The main building (Building 4) is located at the intersection of Emerald Parkway and Woerner Temple Road, and is 12,953 square feet. To the south, a 9,337-square-foot building (Building 3) is located along Emerald Parkway, and a 3,000-square-foot building (Building 2) is located in the southwest corner of the site along Emerald Parkway. Building 1, the subject of this application, is 5,000 square feet and located near the intersection of Woerner Temple Road and Parkwood Drive.

Parking is centrally located on the site surrounding the buildings. A full service entrance is provided to Woerner Temple Road across from Parkwood Drive. Access to Emerald Parkway is limited to a right-in/right-out entrance at the southwest corner of the site.

Plan Description

Overview

The applicant is proposing to provide a 1,000-square-foot play area on the south side of Building 1, adjacent to the tree line along the banks of the Cramer Ditch. Playground equipment and a fence are proposed for the area.

Proposed Play Area Details

The play area will be installed along the south side of the building, which is not clearly visible from the road. The approximately 1,000 square feet area is enclosed by a four-foot tall, black metal fence. Color samples for the play structure, including tan, evergreen and yellow for the slides have been submitted and are in keeping with color palettes for other playgrounds in Dublin. A poured-in-place rubber play surface will be placed on a majority of the play area, which will also feature a garden with stepping stones, a storage area for bicycles and a small storage unit.

Parking

Code requires one parking space per 150 square feet of retail space and one space per 200 square feet of storage for retail shopping centers less than 100,000 square feet. This site requires 203 spaces and the previously approved plans include 203 parking spaces with seven ADA accessible spaces in conformance with Code, and no changes to the approved parking plan are proposed or required.

Lot Coverage and Stormwater

The development text limits lot coverage to 70 percent for this site. The approved original development had approximately 59.8 percent lot coverage, and the proposed 1,000-square-foot play area only minimally increases this percentage. The additional surface area will not affect the stormwater management plan for this site.

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 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 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 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 met: The proposal conforms to the preliminary development plan for lot coverage, setbacks, and parking requirements, and all other applicable Code requirements have been met.

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 met: The site currently provides adequate lighting and circulation for vehicles and pedestrians. No changes are proposed to lighting or circulation on the site.

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 proposed play area details and materials maintain the quality previously approved for playgrounds within the City and will not impact stormwater management for the site.

SECTION III – PLANNING OPINION AND RECOMMENDATION: Approval.

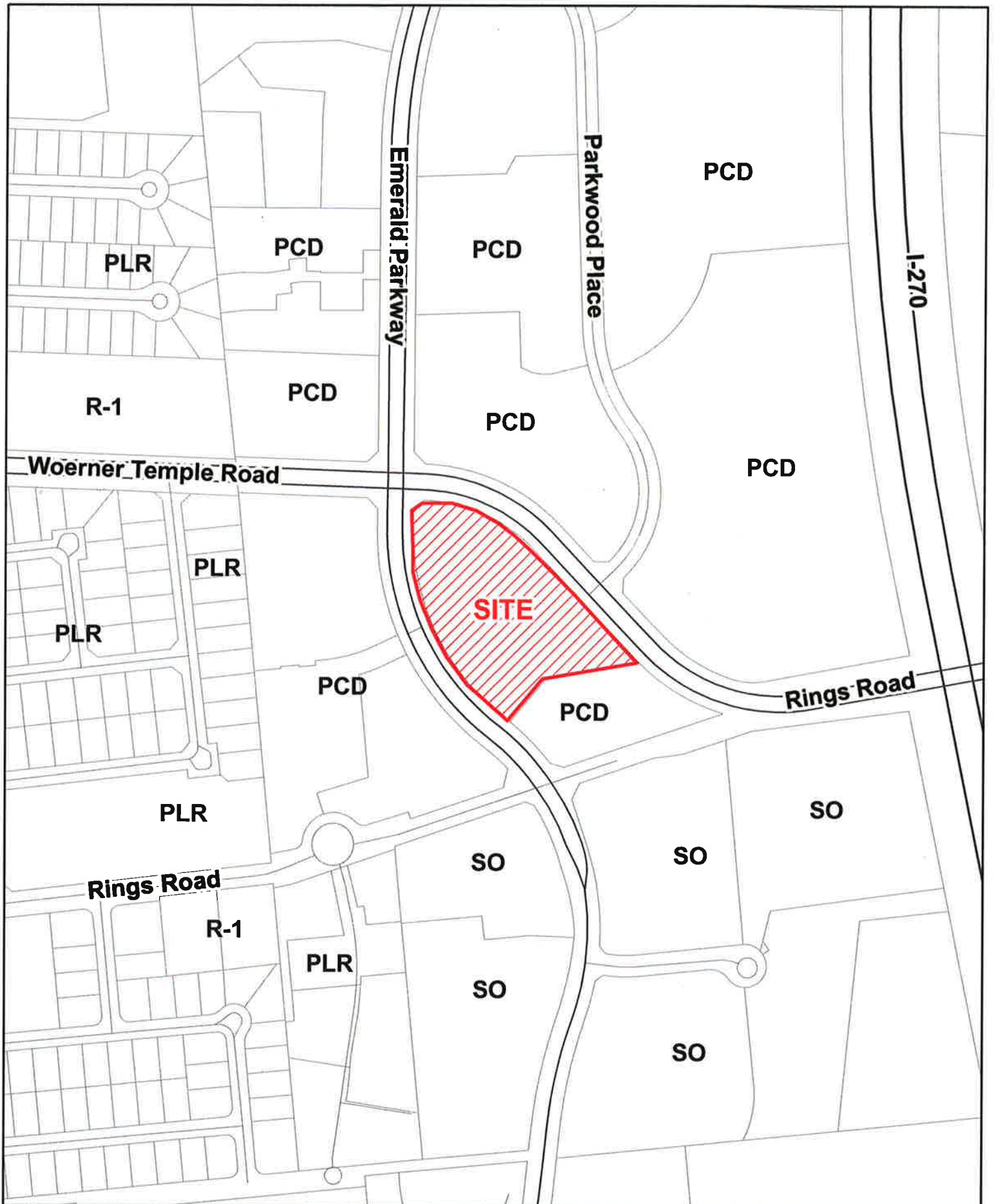
In Planning's opinion, this proposal complies with the Amended Final Development Plan criteria and the existing development standards within the area. Planning recommends approval of this request.

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.



City of Dublin
Land Use and
Long Range Planning

09-032AFDP
Amended Final Development Plan
Emerald Town Center - Mango's Place Playground
5601 Woerner Temple Road

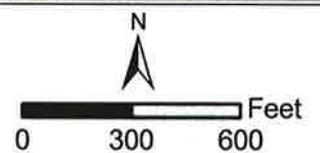


0 250 500 Feet

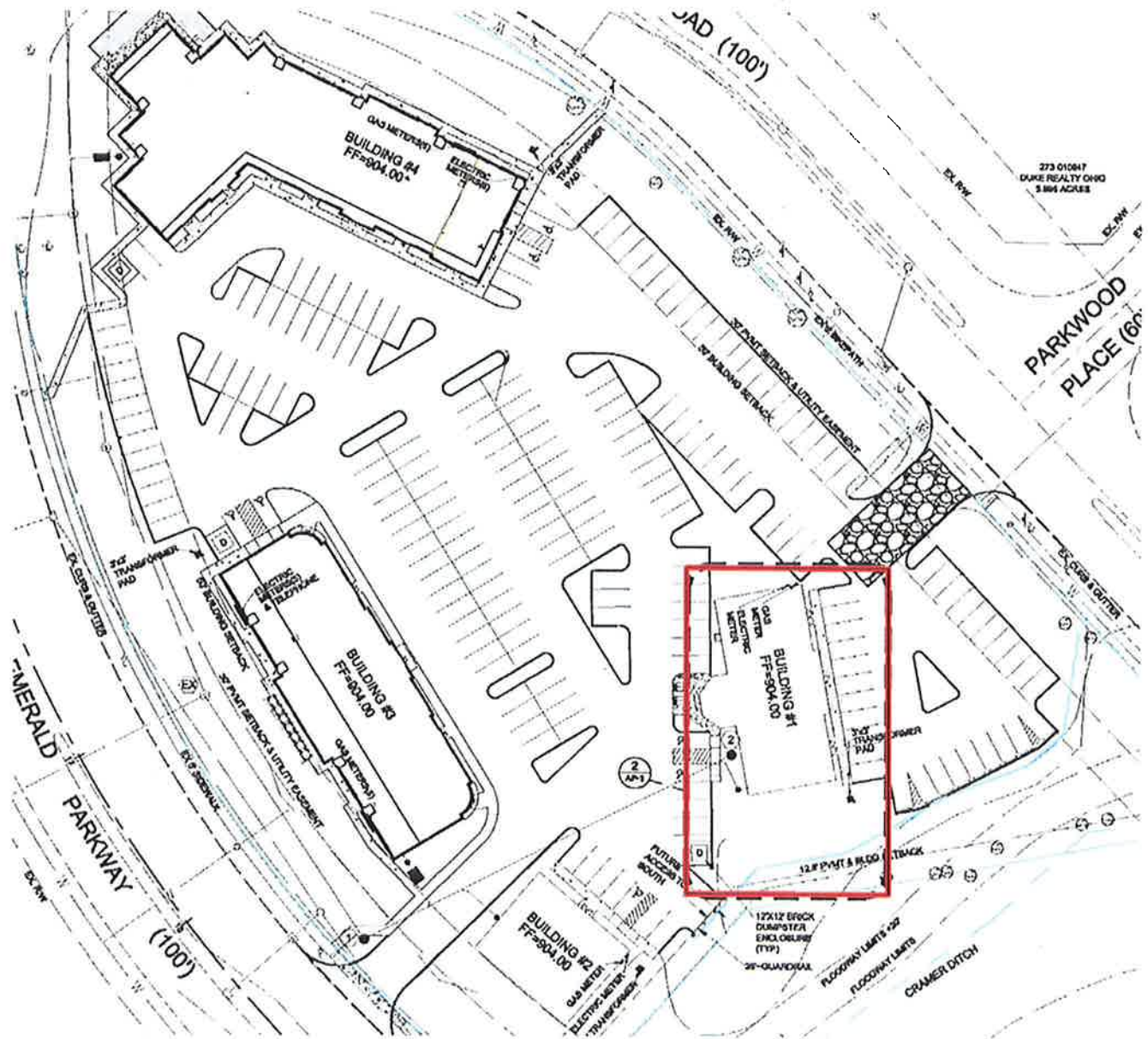


City of Dublin
Land Use and
Long Range Planning

09-032AFDP
Amended Final Development Plan
Emerald Town Center - Mango's Place Playground
5601 Woerner Temple Road



EXISTING SITE PLAN



09-032AFDP
Amended Final Development Plan
Emerald Town Center
Mango's Place Playground
5601 Woerner Temple Road

BUILDING ELEVATION

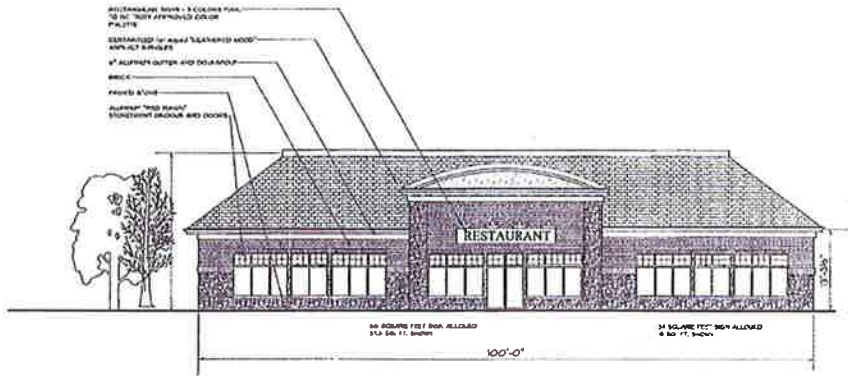


WEST (EMERALD) ELEVATION OF
RETAIL BUILDING #1

SCALE: 1/16" = 1'-0" IF PRINTED ON 11X17 PAPER
1/8" = 1'-0" IF PRINTED ON 24X36 PAPER

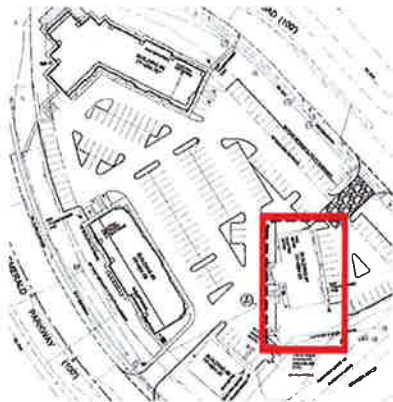


NORTH OR SOUTH ELEVATION OF
RETAIL BUILDING #1

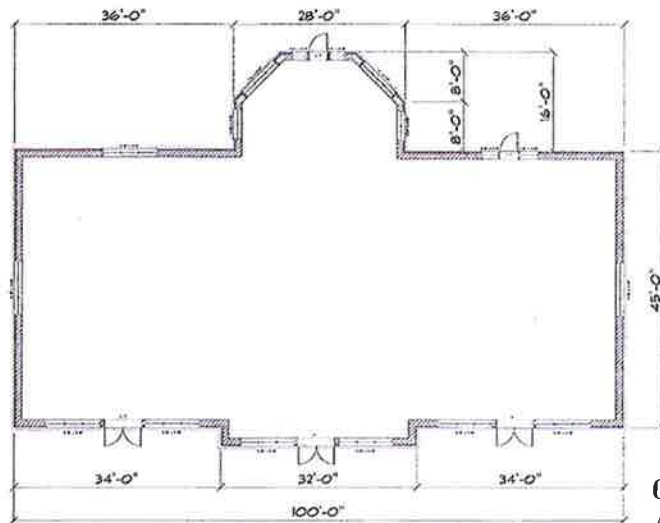


EAST (WOERNER-TEMPLE) ELEVATION OF
RETAIL BUILDING #1

- ACRYLIC SIGN - 3' COLOR SIGN
30 BY 72" APPROVED COLOR
PALETTE
- ESTIMATED BY ASHLEY TILGNER/MSD
ARCHITECTS
- 8" ALUMINUM OUTRIG AND COLUMN/POST
- FRONT 8'x10'
- NUMBER '100' RIGHT
SIGNATURE BRASS AND DOORS



LOCATION MAP

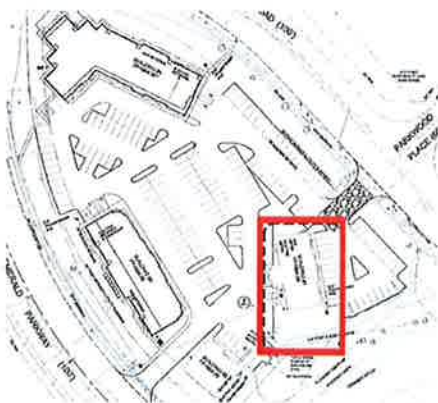
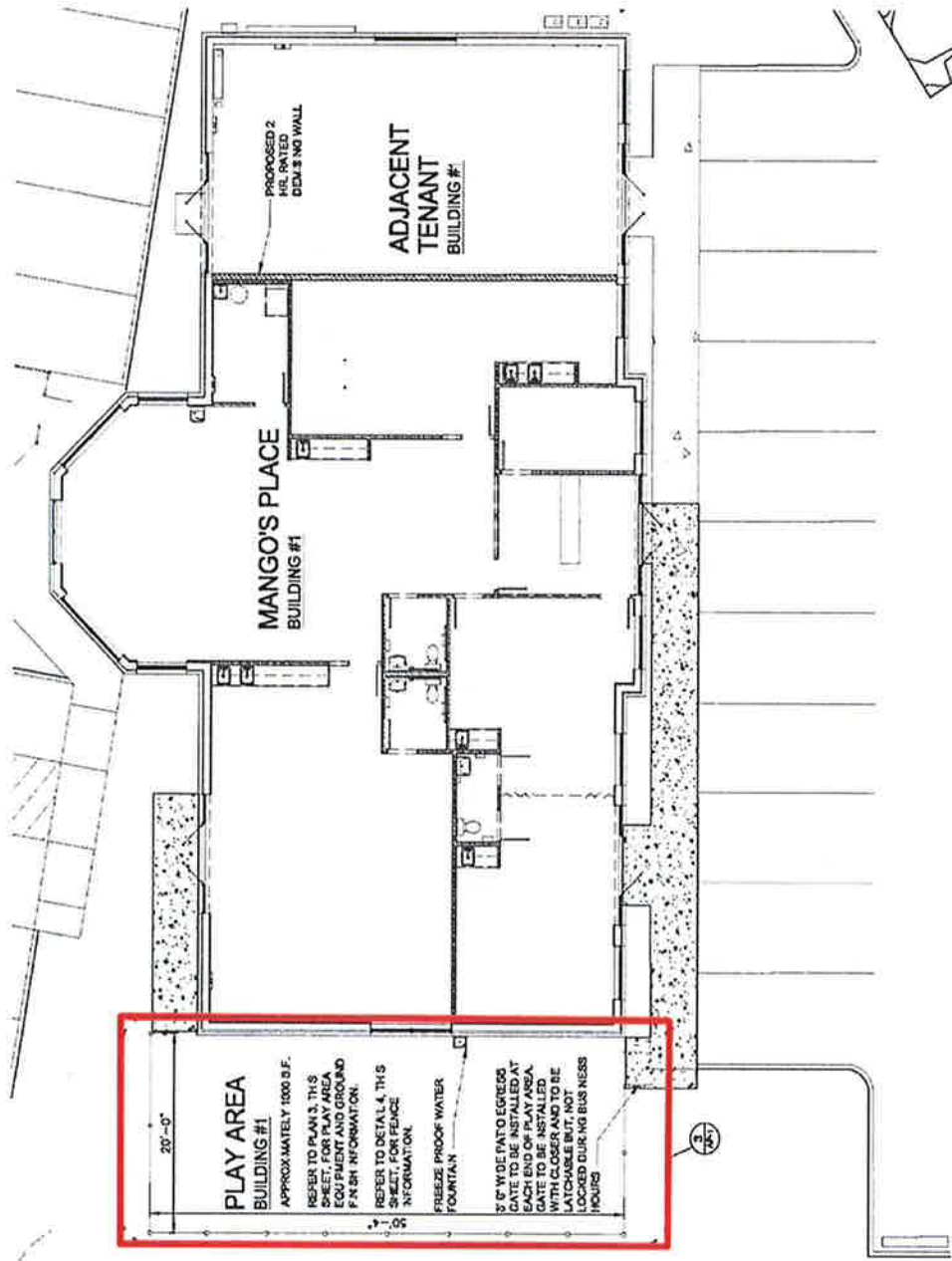


RETAIL BUILDING #1

09-032AFDP

Amended Final Development Plan
Emerald Town Center
Mango's Place Playground
5601 Woerner Temple Road

PROPOSED PLAYGROUND AREA



LOCATION MAP



09-032AFDP
 Amended Final Development Plan
 Emerald Town Center
 Mango's Place Playground
 5601 Woerner Temple Road

