



MEETING DATE: **JUNE 22, 2022**

CASE NUMBER: **PC 2022-08**

### **The Learning Experience Preliminary Development Plan**

**Location:** 433 N. State Street

**Request:** Rezoning, Preliminary Development Plan and Development Standards Text

**Review Type:** Public Hearing

**Zoning:** Existing: Rural Residential (RR); Proposed: Planned Office District (PO)

**Applicant:** Redpointe Realty Solutions, Inc.

**Case Manager:** Chelsea Nichols, Planner, (614) 901-6662, [chelsea.nichols@westerville.org](mailto:chelsea.nichols@westerville.org)

### **Title**

Request for rezoning of a ± 2.449-acre tract from RR, Rural Residential District to PO, Planned Office District, and a Preliminary Development Plan and Development Standards Text for a child care facility and an office building.

### **Applicable Code Sections and Plans**

- Chapter 1156 – Planned Office District (PO)
- Westerville Community Plan; Westar Strategic location and Office Campus Character Area

### **Staff Recommendation**

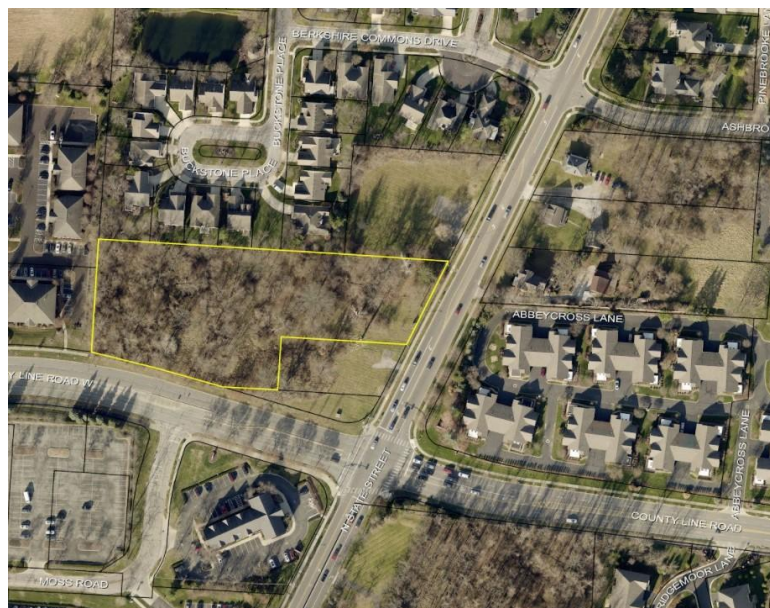
Forward to City Council with a positive recommendation

### **Commission Action**

Recommendation to City Council (for approval or disapproval)

### **Post Commission Steps**

- City Council Action
- Final Development Plan Approval (Planning Commission)
- Engineering Permit Application
- Building Permit Applications





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### **OVERVIEW**

**This item was heard at both the March and May Planning Commission meetings. The applicant's updated narrative states the most recent changes to the plans were made in an attempt to alleviate concerns of adjacent property owners as expressed during the March and May meetings. Changes that have occurred since the May meeting are as follows:**

1. The front yard setback along County Line Road W. has been reduced from 40 feet to 30 feet in order to move the daycare building, playground, and parking lot further south; away from the residential neighborhood to the north.

Please note that a portion of the pavement around/in front of the building at its southwest corner is proposed to encroach into the 30' front yard setback. The exact measurement and degree of the proposed encroachment is unclear at this time. Based on the site plan notes, it appears to be a 6' wide walkway. Staff is not concerned about the encroachment per se, but we would point out that this will be surrounded by a metal fence.

Also along County Line Road W., the landscape plan still shows trees to be placed on the City owned property. They are also shown to be placed on top of utilities. These details could prove to be problematic and will be worked out at the time of the Final Development Plan.

2. The plan proposes to use an 8 feet tall, opaque fence along the north parking lot/property line. The applicant states that this is to limit visibility between the residential properties and the daycare parking lot and building. The fencing has also been shifted south to provide a larger landscape buffer from the residential properties and to allow additional existing trees to remain. The applicant is proposing to clear dead trees (and brush) and install new trees. The applicant states the owners of the daycare facility would be responsible for the maintenance between the fence and the property line. Staff's suggestion would be for the applicant to install low-maintenance ground cover so that they do not need to mow. This can be worked out at the time of the Final Development Plan.

3. The proposed fencing around the daycare building and playground would be black aluminum (with a wrought iron look) along the east and south sides. Fencing surrounding the west and north sides of the playground area is to be 6 feet tall, opaque, white vinyl or PVC fencing. Staff suggests that the fence color be tan as opposed to white to compliment the building and adjacent office buildings.

4. The plan and Development Standards Text provide cross access to adjacent properties to the north, south, and west. It is the intent of this proposal that the two access points at N. State Street and County Line Road W. are shared between the properties.

The location of the access to the west has been modified slightly. The shape of the drive has also been modified. Previously the connection was a straight horizontal connection. The connection is now curvy but a fire truck can still get through, so smaller vehicles will not have a problem. The fire truck would probably have to leave through one of the Right-In/Right-Outs (RIRO), but staff and the applicant can



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work through that at the time of the Final Development Plan. Overall, the layout will deter cut-through traffic well.

As for future connectivity to the north, the applicant will need to specify the location of that drive be no closer than 100' from the State Street curb cut. If the parcel to the north gets full access, there will need to be a provision to close the RIRO and route site traffic to the full access point.

5. The proposed office Building on the eastern portion of the site was redesigned again to utilize the larger building area and reduce the number of parking stalls from what was shown in the May Planning Commission Meeting.

This proposed building would be 45' from the curb after the future State Street widening.

6. The parking lot for the office building has been revised to allow an existing 42" tree to remain on site.

Staff is concerned with the location of the dumpster for the office building being too close to this existing tree.

7. As recommended by the Traffic Study, the two access drives within the limits of the site have been designed for RIRO only.

8. In previous meetings, the daycare owner has provided information that the facility is to be used between the hours of 6:30am to 6:30pm. Parking lot lighting during off-hours can be designed to dim or be extinguished so as to avoid visual impacts to the neighborhood. This will need to be studied for future uses on adjacent properties as some amount of lighting may be needed to maintain safety of traffic crossing the site.

### **STAFF RECOMMENDATION**

Staff recommends approval of the request as proposed.