

City of Dublin Planning and Zoning Commission

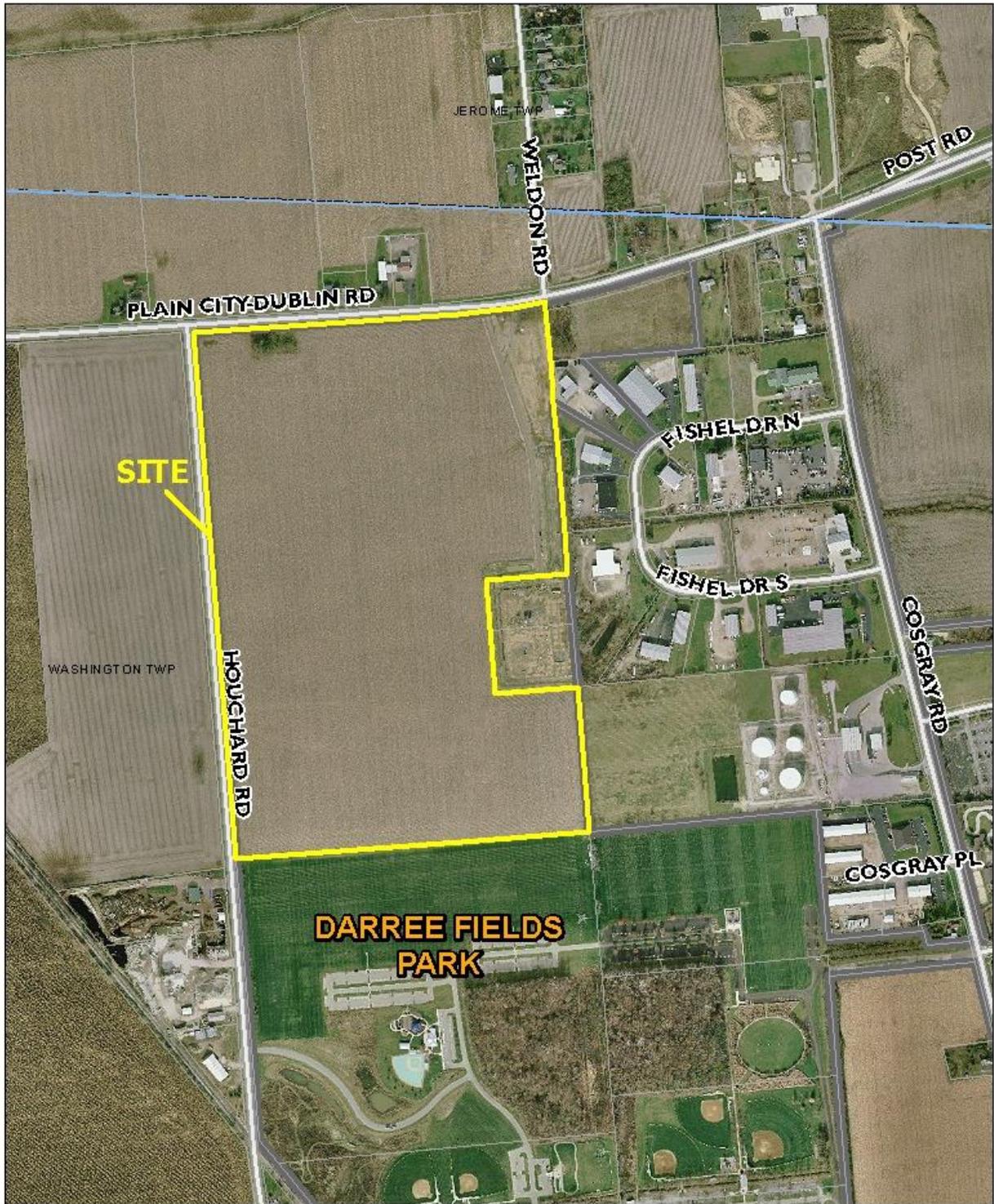
Planning Report

Thursday, August 21, 2014

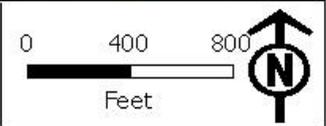
Houchard Road – Crosby Business Park Plat

Case Summary

Agenda Item	5
Case Number	14-079 PP/FP
Site Location	Southeast corner of the intersection of Houchard Road with State Route 161 West of
Proposal	A subdivision of approximately 98 acres into three lots and the provision of right-of-way for a new public street in the West Innovation District.
Applicant	Marsha I. Grigsby, City Manager, City of Dublin.
Planning Contact:	Claudia D. Husak, AICP, Planner II (614) 410-4675, chusak@dublin.oh.us
Requests	Review and recommendation of approval to City Council of a preliminary plat and a final plat under the provisions of the Subdivision Regulations Section.
Planning Recommendation	<i>Approval of the preliminary and final plats with one condition.</i> Based on Planning's analysis, the proposal meets the requirements of the Subdivision Regulations.
Condition	1) That the future lots owners install a bikepath along State Route 161 and Houchard as part of the future site development, subject to approval by Engineering.



14-079PP/FP
Preliminary Plat/Final Plat
Houchard Road



Facts	
Site Area	96-acre site owned by the City of Dublin
Zoning	WID-ID3, West Innovation District – Research and Assembly
Surrounding Zoning and Uses	The site is part of the West Innovation District and has frontage on SR 161 to the north and Houchard Road to the west. AEP constructed a substation on an approximately 4-acre parcel surrounded by this site. To the south are soccer fields in the Darree Fields Community Park and to the east are office, warehouse and industrial uses along Fishel Drive in Washington Township. Across Houchard Road to the west is vacant land in Washington Township (future City of Columbus per the Sewer and Water Service Agreements) and land to the north across SR 161 is in Washington Township and includes primarily farmland. The surrounding sites within Dublin are zoned WID-ID3.
Site Features	The site is vacant and has been farmed this and other seasons. The site has 1,600 feet of frontage along SR 161 and 2,500 feet of frontage along Houchard Road. The site is rectangular in shape and a small stand of trees is located in the northwest portion of the site. The site is relatively flat

Details	Preliminary and Final Plats
Plat Overview	<p>The proposed plat divides the land into three parcels and provides public right-of-way for a new cul-de-sac street, Crosby Court as the main access point from SR 161 to all three lots. Additional right-of-way is dedicated for SR 161 and Houchard Road. No other street connections are proposed at this time.</p> <p>The City of Dublin, as the property owner, is pursuing economic development agreements for two of the three lots to be platted. Subdividing the land will streamline the review process for the future site owners within the West Innovation District.</p>
Streets	<p>The proposed preliminary plat includes street sections for Crosby Court, the new public street providing access to all three lots, as described below. Additional right-of-way will be dedicated for SR 161 and Houchard Road per the adopted Thoroughfare Plan.</p> <p><i>Crosby Court</i> The plat provided 60 feet of right-of-way for Crosby Court with an additional 10 feet for a right-turn lane on the east side of the proposed street. Crosby Court will be approximately 650 feet long and is located in the center of the site’s frontage along SR 161. Crosby Court will have a five-foot sidewalk along the road and an eight-foot tree lawn. The pavement width will be 26 feet from back of curb. A right turn lane will be provided along the east side of the road for a pavement width of 37</p>

Details	Preliminary and Final Plats
Streets	<p>feet. The right-of-way at the intersection of Crosby Court and State Route 161 has been sized to accommodate the construction of a roundabout in the future if needed.</p> <p><i>State Route 161</i> The plat dedicates an additional 30 feet of right-of-way for SR 161 for a future total right-of-way of 140 feet. Both a right hand turn lane and a left turn lane will be constructed on State Route 161 at the intersection with Crosby Court. Bikepath will be required to be installed by the future lot owners on SR 161 as part of the site development.</p> <p><i>Houchard Road</i> The plat provides an additional 20 feet of right-of-way for Houchard Road for a total future right-of-way of 100 feet. No improvements are planned for Houchard Road. Bikepath will be required to be installed by the future lot owners Houchard Road as part of the site development.</p>
Lots	<p><i>Lot 1</i> Lot 1 is 9.338 acres and proposed in the northwest portion of the site. The lot will have 650 feet of frontage along SR 161 and 550 feet of frontage along Houchard Road. The lots also has 550 feet of frontage along Crosby Court. The front building lines are included on the plat and meet the West Innovation District zoning requirements for arterial street at 50 feet. The building setback along Crosby Court is 30 feet for a local street, which also meets Code. All other setbacks will be determined by the building height.</p> <p><i>Lot 2</i> Lot 2 is 10.35 acres and proposed in the northeast portion of the site. The lot will have frontage along Crosby Court, 550 feet and SR 161, 800 feet. Building setbacks are 30 feet along Crosby Court and 50 feet along SR 161. Lot 2 also includes a 60-foot easement along the southern property boundary to provide ingress and egress to the AEP substation. Utilities will also be accommodated within this easement. Easements are also proposed along the eastern site boundary, including electric and utilities.</p> <p><i>Lot 3</i> Lot 3 is 68.747 acres and includes the majority of the parcel. The lot will have approximately 2,000 feet of frontage on Houchard Road. Any future development of this lot will likely include a private drive off the Crosby Court cul-de-sac bulb in the northern portion of the lot. A 50-foot building setback is required along Houchard and shown on the plat.</p>

Details	Preliminary and Final Plats
Preliminary Plat Contents	The Subdivision Regulations, §152.018, contain content requirements for preliminary plats. The requirements include general plat information, the detailed depiction of the existing site conditions, public street information, including street sections.
Plat Information	The proposed preliminary plat includes a vicinity map showing the general location of the subdivision as required. The proposed name of the plat is <i>Crosby Business Park</i> .
Site Conditions	The plat shows site conditions as described in this report.
Streets	The Subdivision Regulations require the preliminary plat to include the proposed street details. The applicant has provided sections for Crosby Court as described above.
Grading & Utilities	<p>The spot elevations and appropriate benchmark information is shown. The site generally drains from west to east towards a swale that exists in the adjacent Fishel Drive development. This property is in the South Fork Indian Run watershed. Any development on the proposed lots will need to accommodate the appropriate stormwater control measures to meet the requirements of Chapter 53 of the Dublin Codified Ordinances.</p> <p>A 12-inch water line exists on the south side of State Route 161 at the northeast corner of the property. This will be extended along State Route 161 to the west side of Crosby Court. An 8-inch water line will be installed along the west side of Crosby Court to provide adequate domestic water and fire protection.</p> <p>An 18-inch sanitary sewer exists at the northeast corner of the site. This sewer will be extended between lots 2 and 3 and across Crosby Court to provide adequate sanitary sewer service for this development.</p>
Open Space	Open Space dedication is not required with a commercial plat.

Analysis	Preliminary and Final Plats
Process	The Subdivision Regulations identify criteria for the review and approval for a plat. Following is an analysis by Planning based on those criteria.
1) Plat Information and Construction Requirements	Criterion met: This proposal is consistent with the requirements of the Subdivision Regulations and all required information is included on the plat.

Analysis	Preliminary and Final Plats
2) Street, Sidewalk, and Bike path Standards Condition 1)	Criterion met with Condition: Street widths, grades, curvatures, and intersections comply with the appropriate Code Sections and Engineering requirements. Public streets meet City construction standards. The future lot owners along SR 161 will be required to install a bikepath along their frontage as part of the site development.
3) Utilities	Criterion met: Utility lines are adequately sized and located to serve the development and provided within appropriately sized and accessible easements.
4) Open Space Requirements	Not applicable.

Recommendation	Preliminary and Final Plats
Approval	This proposal complies with the preliminary and final plat criteria and a recommendation to City Council for approval of this request is recommended with one condition.
Condition	1) That the future lots owners install a bikepath along State Route 161 and Houchard as part of the future site development, subject to approval by Engineering.

PRELIMINARY PLAT

If approved, the preliminary plat will be reviewed at a later date by City Council. If the Commission disapproves the preliminary plat, it must state its reasons for doing so. Approval of the preliminary plat is effective for 24 months and authorizes the developer to proceed with construction after meeting all Engineering requirements. The Commission and City Council will later review the final plat for each phase, generally after infrastructure is complete, to ensure that it conforms to the preliminary plat.

Review Criteria:

In accordance with Chapter 152, the Code sets out the following requirements as part of the platting requirements for the subdivision of land:

- 1) The proposed plat provides the minimum plat contents required by Sections 152.018(B) and 152.018(C);
- 2) The proposed plat will comply with all applicable subdivision improvement procedures as defined by Sections 152.035 through 152.053;
- 3) The proposed plat will provide required improvements as specified by Sections 152.065 through 152.072.