



## PLANNING REPORT

# Planning & Zoning Commission

Thursday, March 2, 2023

## BRC DUBLIN 23-005INF

<https://dublinohiousa.gov/pzc/23-005/>

### Case Summary

Address	PID: 273-008380
Proposal	New development consisting of 53 residential lots and 4 future outparcels on an 18.54-acre site zoned Restricted Suburban Residential District. The site is located southwest of the intersection of Emerald Parkway with Bright Road.
Request	This is request for an informal review and feedback of a future development application.
Zoning	R-1: Restricted Suburban Residential District
Planning Recommendation	Consideration of the discussion questions.
Next Steps	Upon receiving feedback from the Planning and Zoning Commission, the applicant may incorporate the feedback and submit a Concept Plan for formal review.
Applicant	Amanda Webb, Fischer Homes
Case Manager	Zach Hounshell, Planner II (614) 410-4652 zhounshell@dublin.oh.us

Site Location Map

23-005INF | BRC Dublin



Site Features

- 1 Future I-270 crossing
- 2 Approved Mt. Carmel location
- 3 Vacant, flat land



## 1. Background

### Site Summary

The 18.54-acre site is zoned Restricted Suburban Residential District, and is located southwest of the intersection of Emerald Parkway and Bright Road. The site has ±790 feet of frontage on Bright Road and ±1,730 feet on frontage on Emerald Parkway. The site's southernmost point is ±280 feet from I-270.

Currently, the site is empty, flat, and covered in tallgrass prairie. There is a tree corridor lining the southwest side of the parcel. Contextually, the site is in notable proximity to Hopewell Elementary School and the Grandee Cliff Estates neighborhood to the west. The site is directly south of the Kiplinger neighborhood.

### Development History

In November 2021, the PZC offered non-binding feedback regarding a senior care proposal on this site, which included approximately 205,000 square feet of institutional uses, and 62 villa homes for the 18.54-acre site. At that time, the Commission expressed the proposed senior villas were more residential than institutional in use and did not align with the Community Plan recommendations.

In October 2021, City Council approved a Rezoning and Preliminary/Final Plat for the Wright Way Corporate Park at the intersection of Emerald Parkway and Riverside Drive. City Council approved the applications, which included a rezoning from R-1, Restricted Suburban Residential District to SO, Suburban Office and Institutional District. The discussion as part of the approval verified the intent of Emerald Parkway to be an employment corridor.

### Process

An Informal Review (INF) is an optional first step which provides the opportunity for feedback at the formative stage of a project allowing PZC to provide non-binding feedback on a development concept. Following an Informal Review and upon receiving the resulting feedback, the applicant may submit a formal Rezoning (Z) and Preliminary Development Plan (PDP) for a formal recommendation by PZC to City Council.

### Neighborhood Engagement

In November 2022, the applicant presented their initial development concept for the site to the East Dublin Civic Association (EDCA). The residents in attendance expressed concerns over the density of residential units on the site, and generally expressed their desire to see employment/office uses, as intended with the Community Plan along the eastern portion of Emerald Parkway.

## 2. Plans and Policies

### Current Zoning

The site is currently zoned R-1, Restricted Suburban Residential District, which permits single-family dwelling structures on lots no less than 40,000 square feet (0.91 acres) in size, with a lot width of no less than 150 feet at the front façade of the home. This generally equates to 1-1.25 units to the acre.

The R-1 zoning district continues to the north and west of the site, where single-family development currently exists. Single-family lots in the surrounding neighborhoods range between 0.48 acres and 2.96 acres in size. The Grandee Cliff Estates neighborhood to the west of the site was developed at a density of approximately 1.0-1.5 dwellings per acre; the Kiplinger neighborhood to the north of the site was developed at a density of approximately 0.5-1.0 dwellings per acre; and the Glenbriar neighborhood to the northwest of the site was developed at a density of approximately 0.5-1.0 dwellings per acre.

### **Community Plan**

<http://communityplan.dublinohiousa.gov/>

The Community Plan is a key policy document adopted by City Council to guide decision-making for the future of Dublin's natural and built environments. When a rezoning is under consideration it is important to consider the Community Plan recommendations. The Community Plan includes Future Land Use recommendations, Special Area Plans, and the Thoroughfare Plan. Details that are contemplated within the Community Plan include the appropriate location, density and intensity of residential and commercial uses; the general alignment, character and connectivity of roadways; and the general recommendations for parks and open space.

The policies and recommendations established within the Community Plan, which is adopted by City Council, are implemented over time, typically through rezonings and subsequent construction of public improvements by either the City or a developer. Recommendations within the Community Plan are based on careful consideration of existing conditions, future development scenarios including potential impacts on infrastructure, roadway, and critically the continued fiscal health of the City. Dublin's ability to maintain a high-quality of services and quality of life depends on a careful review of development proposals for conformance with the Community Plan.

#### *Future Land Use Map*

The Future Land Use (FLU) recommendation for this site is Standard Office/Institutional, which is typically designated for sites with frontage along major collectors with secondary visibility and access. Uses will generally not exceed gross densities of 12,500 square feet per acre. Examples include medical and dental offices, professional offices and large-scale office buildings with single or multiple tenants. Office development may include other ancillary commercial support uses such as restaurants, day cares or business services that are encouraged to be integrated into the interior of office buildings. This classification may include some types of private institutional/quasi-medical facilities such as skill nursing, urgent care and private educational services.

#### *Bright Road Area Plan*

<http://communityplan.dublinohiousa.gov/special-area-plans/bright-road-area/>

The site is included in the Bright Road Special Area Plan of the Community Plan, which was adopted in 2007. Area Plan concepts are general guides to indicate potential development options. Plans are schematic only, and the actual mix of land uses, locations and configurations of buildings, parking areas, streets and access points are determined through the public review process for individual development proposals. Properties retain all existing rights.

From west to east, the current Area Plan contemplates open space and office/institutional uses northeast of the intersection of Riverside Drive with Emerald Parkway. Single family residential



uses are contemplated east of and adjacent to Grandee Cliff Estates; however, this area now houses Hopewell Elementary School. Standard office/institutional uses are shown immediately east of the Hopewell Elementary School site along Emerald Parkway for the subject site. Premium Office is shown facing the I-270/Sawmill Road interchange. East of Emerald Parkway, Mixed-Residential (medium density) is contemplated south of Bright Road, with Neighborhood Office/Institutional north of Bright Road.



### *Thoroughfare Plan*

<http://communityplan.dublinohiousa.gov/transportation/thoroughfare-plan/>

The Thoroughfare Plan identifies functional street classifications and establishes planned right-of-way widths for the street network. Emerald Parkway between Riverside Drive and Sawmill Road is designated a Minor Arterial, which is defined as a road that connects and supports the major arterial system by accommodating trips of moderate length at a somewhat lesser level of mobility than major arterials. The existing right-of-way width for Emerald Parkway is 100 feet.

### **Regional Infrastructure**

#### *Emerald Parkway – Phase 8*

In December 2014, the City of Dublin completed Emerald Parkway Phase 8, a 5.6 mile stretch extending for Riverside Drive to Sawmill Road, completing the Premier Office Corridor from Tuttle Crossing Boulevard to Sawmill Road. Completion of Emerald Parkway Phase 8 positioned the City to advance economic development objective identified in the Community Plan by opening up approximately 115 acres of land for commercial, income-producing development.

#### *Mt. Carmel Development - Bright Road and Emerald Parkway*

Following the approval and development of the Mt. Carmel development southeast of this site, the City will engage in improvements to the both the Bright Road and Emerald Parkway corridors. The Bright Road right-of-way will be widened between Emerald Parkway and Sawmill Road to include a 3-lane section for access into the Mt. Carmel site. Improvements are not anticipated west of Emerald Parkway. Additionally, Emerald Parkway will receive the installation

of a new roundabout approximately 850 feet south of the roundabout with Bright Road. The new roundabout will provide primary access to the Mt. Carmel development, but will also provide access to the subject site for future development.

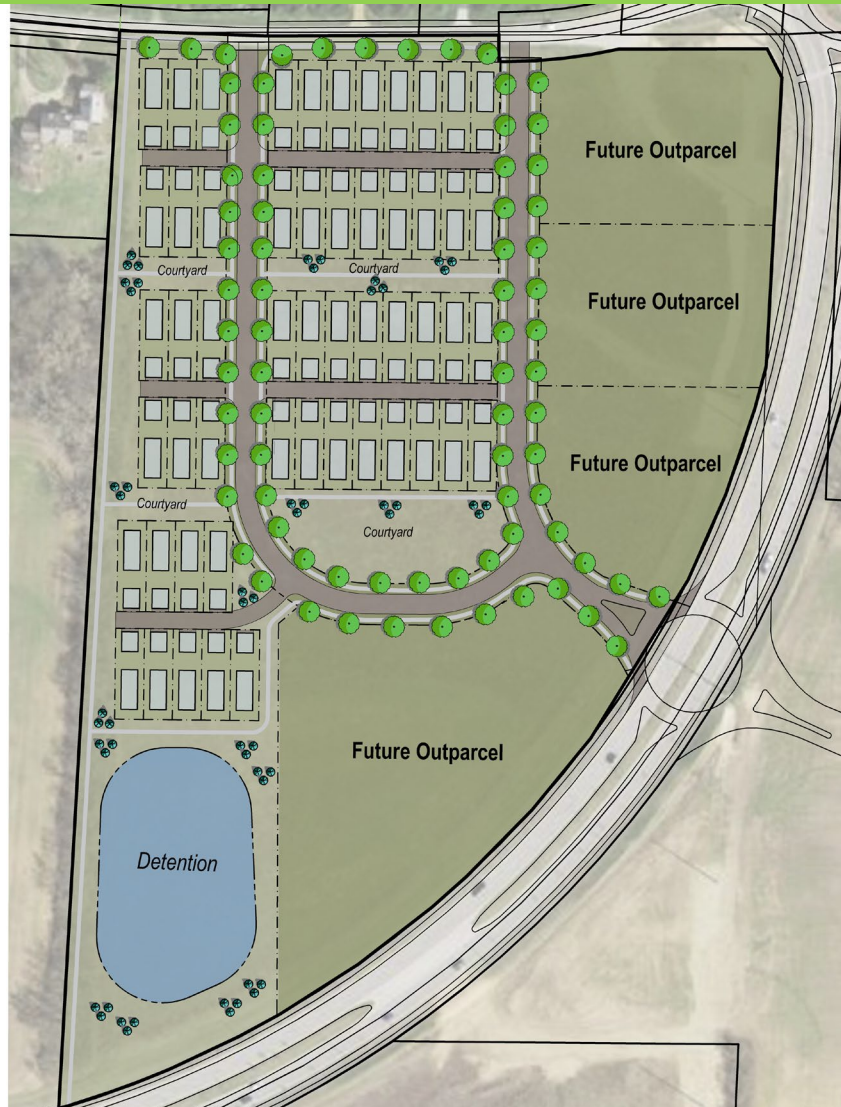
### *I-270 Crossing Study*

Presently, the City of Dublin is in the formative stages of studying a potential future I-270 crossing between Tuller Road and Emerald Parkway. The City has engaged American StructurePoint to identify a series of potential alignments, and recommend a preferred alternative. The study has been closely coordinated with the Mount Carmel and Bright Road Senior Housing projects adjacent to this site.

## 3. Project

The applicant is proposing the development of 53 single-family residential lots and 4 future commercial outparcels on the 18.54-acre site.

### Development Concept



## 4. Plan Review

The applicant is requesting an Informal Review and non-binding feedback prior to the submission of a Preliminary Development Plan/Rezoning under the Review and Approval Process provisions as outlined in the Planned Unit Development Code Section. Discussion questions are framed for PZC to deliver feedback to the applicant.

**Planning Recommendation:** The Commission review and provide non-binding feedback regarding the conceptual development.

### Discussion Questions

**1) Does the Commission find the proposed land uses meet the Community Plan recommendations?**

The applicant is proposing the development of 53 single-family residential lots and 4 future commercial outparcels on the 18.54-acre site. The single-family lots are proposed to be a narrow lot product of 35 feet by 110 feet, alley-loaded with detached garages to the rear of the homes. The proposed density would be 4.52 units per acre on the 11.73-acres designated for residential on the site. This density would significantly exceed the surround residential neighborhoods, which are between 0.5-1.5 dwelling units per acre. The remaining 6.81 acres show commercial outparcels, which are anticipated to be developed at a later phase and not as part of the development of the proposed single-family homes.

The Community Plan recommends Standard Office/Institutional, which include office and institutional uses that generally not exceed gross densities of 12,500 square feet per acre. Support commercial should be integrated into the interior of office buildings. The proposal includes residential uses that do not align with the Future Land Use Plan or Special Area plan as adopted by the Community Plan. Additional clarity is needed regarding the commercial outparcel, as the Area Plan indicates this site is developed as part of a larger office campus and not individual commercial outparcels.

**2) If the Commission finds the proposed land use meets the Community Plan recommendations, is the Commission supportive of the proposed site layout?**

The proposed site plan includes an Emerald Parkway access point at the anticipated roundabout with Mount Carmel to the east of the site, and two access points along Bright Road to the north. The two proposed streets would provide access to east-west alleys, which provide access to the rear-loaded garage units on the development. The proposed residential units are proposed to front open space courtyards. A stormwater detention pond is provided in the southwest corner of the site.

The conceptual site plan does not include the future considerations for the I-270 crossing south of the site. This crossing would create a new roundabout toward the southern end of the property, and could provide additional access to the site. Staff would coordinate with the applicant to share future right-of-way needs, should the crossing proposal progress. Additionally, Transportation and Engineering Staff have concerns with multiple access points being proposed on Bright Road. Finally, Staff would typically not support dead-end streets or alleys as provided on the plan, and would

generally not support private streets due to recent challenges in existing developments regarding the upkeep of the streets.

The Commission should consider whether the proposed layout is appropriate for the site.

**3) If the Commission finds the proposed land use meets the Community Plan recommendations, is the Commission supportive of the conceptual architecture?**

The applicant has provided conceptual renderings of the proposed homes for the development. The development would include Fischer Homes Uptown Collection, which includes a variety of architectural styles, color schemes, elevations/floorplans, and landscaping. All homes would be governed under a Homeowners Association.

The Commission should consider whether the conceptual architecture provided is compatible with the surrounding context.

**4) If the Commission finds the proposed land use meets the Community Plan recommendations, is the Commission supportive of the conceptual open space and connectivity?**

The conceptual site plan shows multiple open space courtyards, which operate as front yards for all of the single-family dwellings in the development. Sidewalks are provided along all new public streets, with multi-use paths extending through the open space courtyards and along the west property line, connecting to the existing pedestrian network along Emerald Parkway. Additionally, a detention pond is located in the southwest corner of the site, but currently does not support any open space engagement.

The Bright Road Area Plan recommends encouraging greater open space and pedestrian connections in the area. The Plan states the following: "Due to the era in which development took place along Bright Road, the area lacks sidewalks and pedestrian infrastructure common to today's residential subdivisions. Every effort should be made to improve pedestrian connectivity and movement throughout the area, while sensitively considering the visual character and impacts of pedestrian infrastructure. Incorporation of additional open space near existing neighborhoods should be provided to facilitate pedestrian connections and park opportunities."

Additionally, the upcoming Neighborhood Design Guidelines, which are currently in the Planning process to be adopted by City Council, speaks to the framework of open space and how developments should contemplate location, scale, and character when providing open space. The guidelines generally recommend that open spaces be primary features around which the proposed neighborhood is organized and focused.

The Commission should consider whether the proposed open spaces integrate with the surrounding context, connect appropriately to existing pedestrian infrastructure, and contributes to additional park opportunities in the area.

**5) Any additional considerations of the Commission.**