



## PLANNING REPORT

# Planning & Zoning Commission

Thursday, March 2, 2023

## CWP DUBLIN 23-010INF

<https://dublinohiousa.gov/pzc/23-010/>

### Case Summary

Address	435 Metro Pl. S., Dublin, Ohio 43017
Proposal	Conversion of an extended stay hotel to multi-family apartments. The 4.077-acre site is zoned PUD, Planned Unit Development District - Waterford Village, and is located approximately 170 feet southwest of the intersection of Metro Place S. and Frantz Road.
Request	This is request for an informal review and feedback of a future development application.
Zoning	PUD, Planned Unit Development District – Waterford Village
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 Rezoning/Preliminary Development Plan for formal review.
Applicant	Asaf Fligelman, Churchwick Partners Jonathan Schwalb, Churchwick Partners
Case Manager	Zach Hounshell, Planner II (614) 410-4652 zhounshell@dublin.oh.us

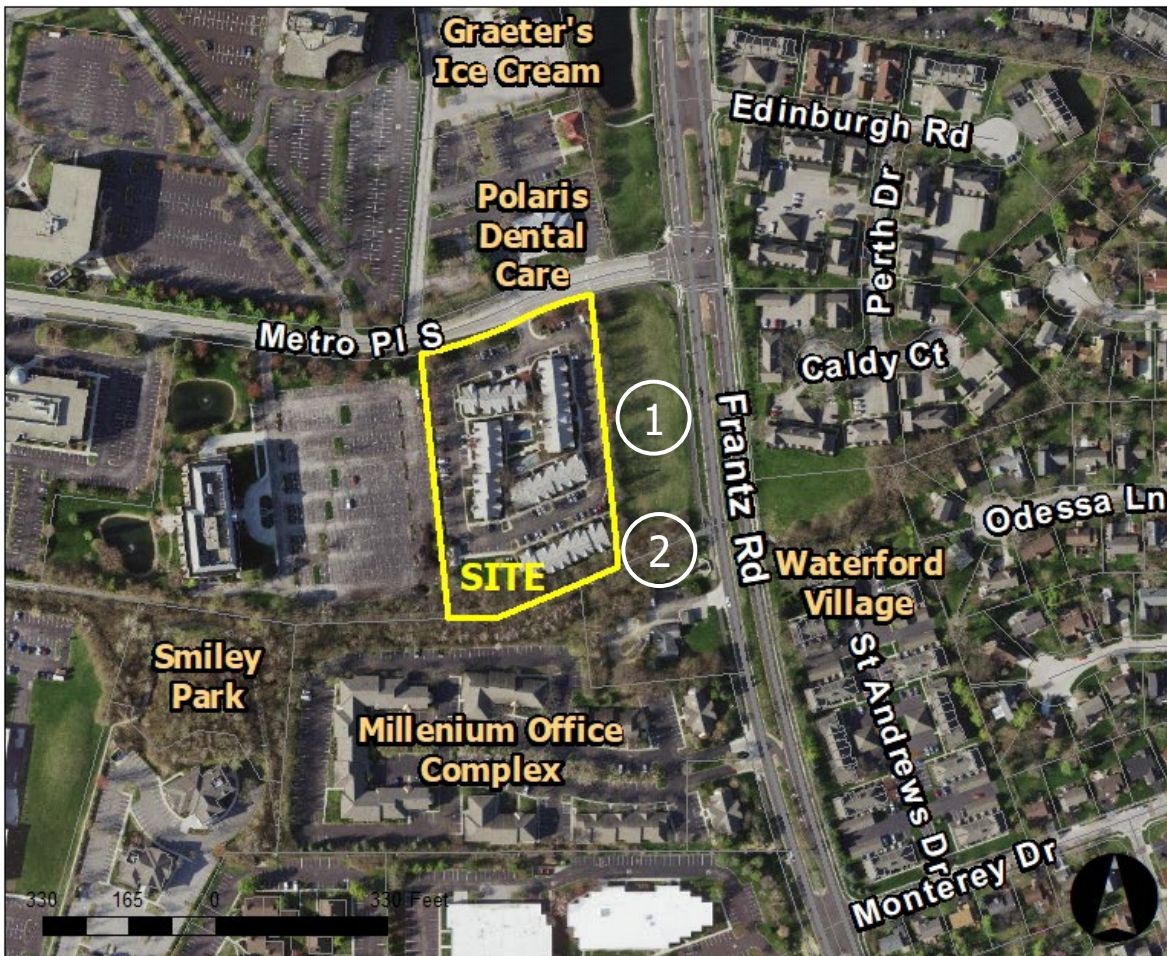
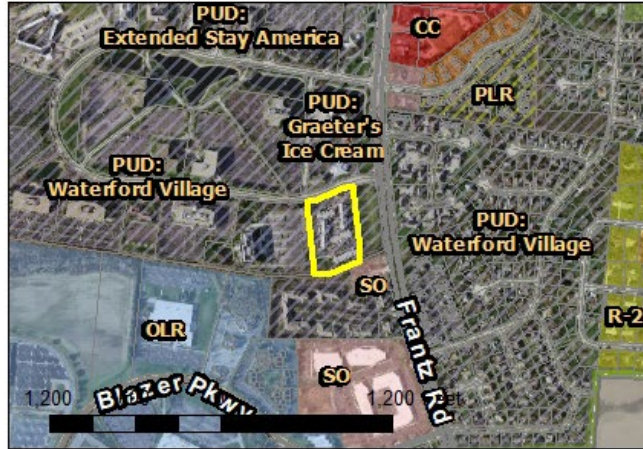
Site Location Map

23-010INF | 435 Metro Place S



Site Features

- 1 Green buffer along Frantz Road (not owned by applicant)
- 2 Paved trail to Smiley Park



## 1. Background

### Site Summary

The 4.07-acre site is located at 435 Metro Place South and is adjacent to the intersection of Metro Place South and Frantz Road. The site currently contains an extended stay hotel, constructed in 1991, with customer amenities centrally located between five separate buildings. The site is currently zoned PUD: Waterford Village, which does not permit multi-family residential.

### 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)/Preliminary Development Plan (PDP) for a formal recommendation by PZC to City Council.

## 2. Community Plan and/or Zoning Code

### *Special Area Plan – Dublin Corporate Area Plan*

The site is currently zoned PUD, Planned Unit Development District – Waterford Village. The site is located wholly within the boundaries of the Dublin Corporate Area Plan (DCAP), which is a Special Area Plan approved by City Council 2018 and updated in 2022. The DCAP builds upon a previous study of Dublin's legacy office parks identifies ways to improve the area for businesses, employees and residents to ensure Dublin remains a competitive place to live, work, and play into the future. This plan primarily focuses on providing a mixed-use, walkable environment to an area that has been almost exclusively focused on singular land uses including office uses. The plan recognizes that mixed-use development provides the amenities that employers/employees demand, which are vital to the future success of the area. The Plan also strongly encourages integrated housing options as part of this mixed-use environment.

### *Future Land Use Plan*

The Special Area Plan identifies Future Land Use (FLU) recommendations for DCAP, which were adopted as a revision to the FLU plan by City Council in 2018. The FLU plan is a key policy document 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 these recommendations.

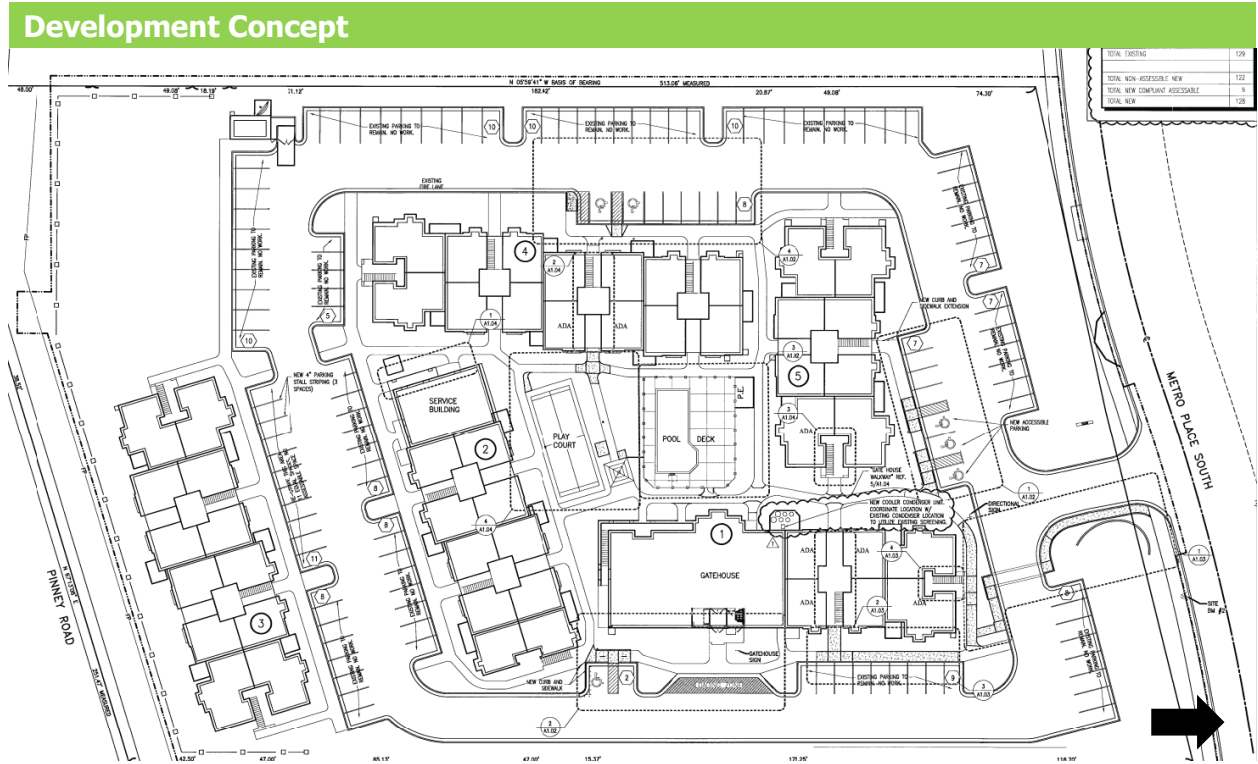
The FLU recommendation for the site is MUR-1 – Metro/Blazer. In detail:

*The Metro/Blazer Sub-District exemplifies the challenges of the "legacy" office development pattern. Once a premier office district in all of central Ohio, this district now has a competitive disadvantage compared to more newly developed office areas, due to a lack of amenities, low walkability, and an outdated appearance. In addition, there are practical difficulties for site access, inefficient parking and site design that must be remedied. This sub-district does have great promise due to the excellent location and significant amount of Frantz Road frontage. The introduction of a mix of uses, additional roadway connections, and strategic phased redevelopment will reposition this sub-district to succeed for future generations. Appropriate uses include office, residential infill on key sites and mixed-use development along Frantz Road. Road extensions should be explored, linking Metro Place South and Blazer Parkway, as well as Metro Place North with Shier Rings Road. Uses for this sub-district include: office, research and*

development, personal services, retail, restaurant/bar, entertainment, hotel, and multi-family residential (discouraged along I-270 frontage).

### 3. Project

The applicant is proposing the conversion of a 106-unit extended stay hotel to a 106-unit multi-family apartment complex. The proposal would require a rezoning from PUD: Waterford Village to a new PUD, allowing multi-family residential.



### 4. Plan Review

The applicant is requesting an Informal Review and non-binding feedback prior to the submission of a Rezoning/Preliminary Development Plan under the review and approval process 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 use.

### Discussion Questions

**1) Does the Commission find the proposed conversion meets the intent of the Dublin Corporate Area Plan?**

The hotel was approved in 1989 and was developed to mimic a 'Garden-style' community, providing five, two-story buildings and centrally-located amenities for the customers, including a pool and tennis court.

An extended-stay hotel is intended to provide long-term accommodations for guests. These units typically include amenities that closely resemble an apartment unit, including a full kitchen, living room, bedrooms, and full bathrooms. The applicant states that the conversion of the hotel would require minimal changes to the exterior of the buildings, with the individual units being renovated to accommodate new residents. The primary change includes converting the existing lobby area to a complex clubhouse.

The Community Plan includes a Future Land Use Plan, which directs the City on the appropriate land use of properties when a rezoning application is considered. This site is designated MUR-1: Metro/Blazer Sub-District, which calls for an introduction of a mix of uses, additional roadway connections, and strategic phased redevelopment. Appropriate uses include office, residential infill on key sites and mixed-use development along Frantz Road.

The Commission should consider whether the change in use from an extended stay hotel to a multi-family apartment complex aligns with the recommendations of the Community Plan, and whether this site is appropriate for a residential use.

**2) Should the Commission find the proposed conversion meets the intent of the Dublin Corporate Area Plan, what site modifications would be recommended?**

As proposed, no additional exterior updates to the building façades or site are anticipated with the current proposal. However, the applicant has noted improvements may occur over time, such as landscaping, improved lighting, façade improvements, etc. The site has an approved landscape plan, which is largely in compliance today. Should the applicant pursue a Planned Unit Development, the process would allow for additional flexibility regarding site and façade improvements. The applicant is asking for additional guidance on landscaping and open space to contribute to the aesthetic of the property. The Commission should consider what site or façade improvements would contribute to the goals and recommendations of the Dublin Corporate Area Plan should the proposal move forward.

**3) Should the Commission find the proposed conversion meets the intent of the Dublin Corporate Area Plan, what improvements would be recommended to incorporate open space on the site?**

The site currently contains an approximately 0.2-acre grass space located in the southwest corner of the property that is used as open space on the site. No additional open space would be proposed on the site, as no site modifications are being proposed. Based on the existing layout of the site, additional open or green space would require significant site and circulation modifications.

The Dublin Corporate Area Plan recommends open space to be usable and in close proximity to all uses. Open spaces should include multi-use paths, seating, and other passive and limited active recreation uses. The existing open space is adjacent to the multi-use path connecting Frantz Road to Smiley Park. Opportunities could exist to add to the connectivity to the park from the site. The Commission should consider what additional opportunities exist to improve the open space on the site to coordinate with the recommendations of the Dublin Corporate Area Plan.

**4) Should the Commission find the proposed conversion meets the intent of the Dublin Corporate Area Plan, would the Commission be supportive of reduced parking for the multi-family use?**

The site currently consists of 128 parking spaces, accessed solely from Metro Place South at the northern end of the site. The PUD process would allow for the opportunity to establish parking requirements for the site through a development text. Currently, the Standard Zoning Code requires 2.5 parking spaces per dwelling units for "All other dwelling units", which includes multi-family apartments. This would result in 265 parking spaces required for the 106 units. For additional reference, the Bridge Street District and West Innovation District are the only sections of the zoning code that designates parking requirements specifically for multi-family development. The Bridge Street District requires 1 parking space per 1-bedroom unit and 1.5 parking spaces per 2-bedroom unit, while the West Innovation District requires 1.5 parking spaces per dwelling unit, regardless of size.

The applicant has not provided a parking study to identify how many parking spaces their use would require. The PUD process would allow for the opportunity to establish parking requirements for the site through a development text, which could permit less parking space. The applicant has expressed interest to contact the adjacent property owner to the west to gain additional access and parking spaces if necessary. The Commission should consider whether additional parking would be necessary for the multi-family use to function on this site.

**5) Should the Commission find the proposed conversion meets the intent of the Dublin Corporate Area Plan, would the Commission be supportive of cross-access to the west of the site?**

The applicant has expressed interest in obtaining a cross-access easement with the adjacent property owner to the west of the site. This would provide a second access point for the site, and additional parking spaces for residents and visitors to utilize. Staff has not analyzed the feasibility of this improvement or how it would impact the street network adjacent to the site.

The Commission should consider whether cross access for the site would align with the goals of the Dublin Corporate Area Plan.

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