



PLANNING REPORT

Planning & Zoning Commission

Thursday, April 20, 2023

STATE BANK AT 4056-4080 W. DUBLIN-GRANVILLE RD 22-010PP/22-011FP

<https://dublinohiousa.gov/pzc/22-010>

<https://dublinohiousa.gov/pzc/22-011>

Case Summary

Address	4056 - 4080 W. Dublin-Granville Rd.
Proposal	Preliminary Plat (PP) and Final Plat (FP) to re-subdivide three existing lots (4056-4080 W. Dublin Granville Rd) in the State Bank Dublin Plat on an approximately 2.4-acre site into a 1.259-acre lot and a 1.179-acre lot.
Request	Review and recommendation of approval to City Council for a PP and FP under the provisions of the Subdivision Regulations.
Zoning	BSD – O: Bridge Street District - Office
Planning Recommendation	<u>Recommendation of Approval to City Council for a Preliminary Plat and Final Plat with Conditions.</u>
Next Steps	City Council is the final reviewing body for the PP and FP. Upon recommendation of approval to City Council (CC) from the Planning and Zoning Commission (PZC) for the PP and FP, the application will be eligible for review by Council for acceptance.
Applicant	Todd Cunningham, EMH&T Aaron Underhill, Underhill & Hodge, LLC Troy Kemelgor, Quiet Holdings, LLC
Case Manager	Taylor Mullinax, Planner I (614) 410-4632 tmullinax@dublin.oh.us

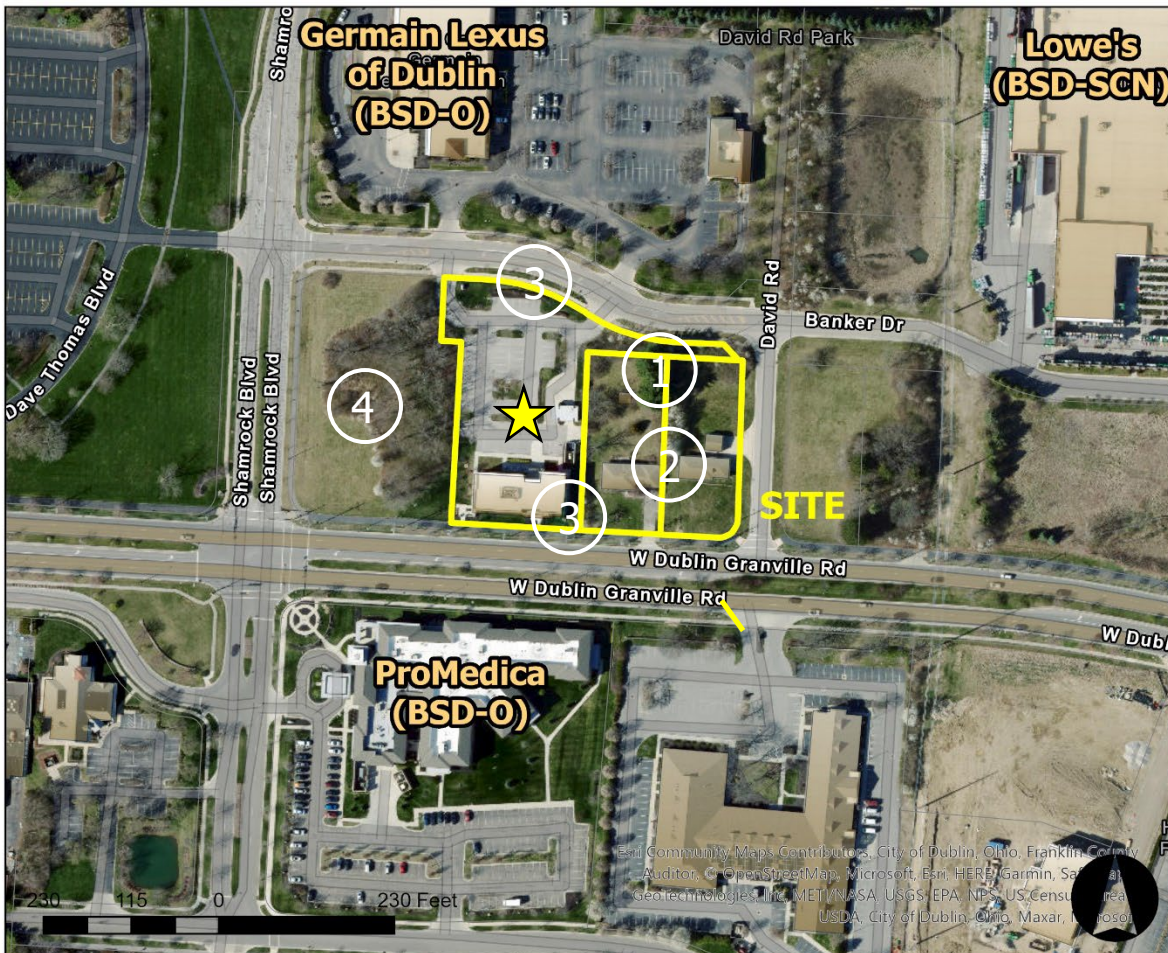
Site Location Map

22-010PP & 22-011FP | Resubdivision of State Bank Plat



Site Features

- 1 Existing tree stand
- 2 Existing single-family homes
- 3 Existing shared use path or sidewalk
- 4 Existing Lot 2, not affected by plat



1. Background

Site Summary

The 2.4-acre site is located northwest of the intersection of W. Dublin-Granville Road and David Road. There is one single-family dwelling on each of the existing residential lots, each with frontage on W. Dublin-Granville Road. The dwelling on 4056 W. Dublin-Granville Road was built in 1964 and the dwelling on 4070 W. Dublin-Granville Road was built in 1956. There are trees and vegetation to the north of both lots, with a tree line between the residential lots. This site is bounded by Neighborhood Streets including Banker Drive to the north, and David Road to the east. W. Dublin-Granville Road is a Corridor Connector Street and bounds the site to the south. Shamrock Blvd bounds the site to the west and is a District Connector Street.

Development History

July 2014

CC approved a PP and FP for State Bank.

June 2014

PZC approved a BSD Site Plan with four conditions, and a Master Sign Plan (MSP) with two approved Waivers and two disapproved Waivers. The PZC recommended approval of the PP and FP to CC.

June 2014

The Administrative Review Team (ART) reviewed an application for State Bank and made a recommendation of approval to the PZC for a BSD Site Plan Review, MSP, and a PP and FP.

May 2014

ART reviewed a BSD Site Plan Review, PP and FP as an introduction. The applications came back to ART a week later in May to make a recommendation to the PZC for this application.

February 2014

PZC approved a Basic Plan Review, Conditional Use, and Parking Plan for State Bank with two Waivers and conditions.

January 2014

ART reviewed and recommended approval to the PZC for a Basic Plan Review, Conditional Use, and Parking Plan for State Bank.

Process

PZC is the recommending body for both PPs and FPs. The PP establishes public streets, easements, and blocks in accordance with the PDP and applicable Code requirements. The FP further refines this information and includes items such as public access easements.

2. BSD Code & Subdivision Code

The BSD Code provides a hierarchy of requirements for establishing a gridded street network which provides the framework for development. Existing District Connector Streets, Corridor Connector Streets, and Neighborhood Streets will remain unchanged with the proposed PP and FP applications. At this time, there is no development proposed for this site. When future development is proposed, the site will be subject to the development standards in the BSD

Code. When a Preliminary Development Plan (PDP) is brought forward for development, proposed modifications will be reviewed in detail by the PZC at the appropriate time.

The site is zoned BSD – Office and subject to the Subdivision Regulations in Chapter 152 when PP and FPs are brought forward or are re-platted. Since the existing plat is to be replatted, the proposed PP and FPs are required to document revisions including modified acreage, lot line adjustments, easements to be vacated, and new easements.

In the BSD Code, the Office District is intended “to allow a mix of offices and retail support uses” and “provide significant additional development capacity and redevelopment opportunities that foster office uses with a walkable design along signature streets, and provide increased accessibility and an improved roadway network to ease traffic pressure along major roadways.” The site is not located within a Neighborhood District in the BSD and therefore neighborhood standards do not apply.

3. Project

Project Summary

This is a combined request for a PP and FP for the re-subdivision of three existing lots into two new lots, where the third lot to the west will remain the same. The plats propose to dedicate five access easements and vacate two existing easements which include: half of an existing vehicular easement and a landscape easement. The proposed acreage breakdown includes the following:

- Lot 1 acreage: ±1.259-acres
- Lot 1A acreage: ±1.179-acres
- Total acreage: ±2.4-acres

Preliminary Plat and Final Plat Details

The proposed re-plat was triggered by the request to combine the two existing residential lots to establish a new lot (Lot 1A) for future development. The existing homes will be demolished through a separate approval process with a future application to the Administrative Review Team. Existing driveways and curb cuts will be removed on W. Dublin-Granville Rd. Conditions of approval are recommended regarding the timing of plat recordation and the demolition of the homes.

All streets are public streets. W. Dublin-Granville Rd has a varying right-of-way width, Banker Drive and David Road have 60-foot right-of-way, and Shamrock Blvd has a 100-foot right-of-way. Pedestrian facilities are provided along each of these roads. The future developers of the new Lot 1A and the existing Lot 2 are responsible for providing pedestrian connections between their site and existing Lot 1.

State Bank currently owns 0.101-acres of land immediately north of the two residential lots which will be conveyed to Quiet Holdings, LLC, the current owner of those same lots. The existing landscape easement within this acreage will be vacated and incorporated into new Lot 1A. A portion of an existing cross access easement on Lot 1 will be vacated and cross access will be provided between Lots 1 and 1A further north. Additional new cross access easements are provided between Lots 1, 1A, and 2 with the intent to obtain primary site access from Banker

Drive. State Bank provided a co-applicant letter agreeing to these proposed plat modifications, attached.

4. Plan Review

Preliminary Plat/Final Plat Criteria

Criteria	Review
1. Plat Information, Zoning Code, and Construction Requirements	Criteria Met: The proposal is consistent with the requirements of the Subdivision Regulations.
2. Lots, Street, Sidewalk, and Bike Path Standards	Criteria Met: This proposal is consistent with the lot, street, sidewalk, and bike path standards of the Subdivision Regulations and BSD Code. The future developer of Lot 1A and Lot 2 are required to provide pedestrian access between their respective lots and Lot 1.
3. Utilities	Criteria Met: The existing utility easements are shown on the Preliminary Plat and Final Plat.
4. Open Space Requirements	Not Applicable: Open space requirements will be determined, according to the BSD Code, at the time of the PDP, which PZC will review and approve at a future date. Development is not proposed at this time for Lot 1A.

5. Recommendation

Planning Recommendation: Approval of the Preliminary and Final Plat with conditions:

- 1) The applicant make any minor technical adjustments to the plats prior to submission for acceptance to City Council, subject to staff approval;
- 2) The applicant apply for a demolition application to the Administrative Review Team and a demolition permit for the structures on 4056 and 4070 W. Dublin-Granville Rd prior to the plats proceeding to City Council for acceptance;
- 3) The plats are recorded and existing structures are demolished within one year of City Council approval; and
- 4) The future developer of Lot 1A and Lot 2 construct pedestrian access between Lot 1 and the adjacent properties Lot 1A and Lot 2.