



## PLANNING REPORT

# Administrative Review Team

Thursday, June 8, 2023

## 4056 & 4070 W. DUBLIN-GRANVILLE RD 23-047MPR - DEMOLITION

<https://dublinohiousa.gov/art/23-047>

### Case Summary

Address	4056 & 4070 W. Dublin-Granville Road, Dublin, OH 43017
Proposal	Minor Project Review (MPR) for the demolition of two single-family homes.
Request	Review and approval of a MPR under the provisions of Zoning Code Section 153.066.
Zoning	BSD-O, Bridge Street District – Office
Planning Recommendation	<u>Approval of the Minor Project Review with conditions.</u>
Next Steps	The Administrative Review Team (ART) is the final reviewing body for this application. Upon approval from the ART, the applicant may apply for demolition permitting through Building Standards.
Applicant	Sarah Wilson, EMH&T Aaron Underhill, Underhill & Hodge, LLC Troy Kemelgor, Quiet Holdings, LLC
Case Manager	Taylor Mullinax, AICP Candidate, Planner I (614) 410-4632 <a href="mailto:tmullinax@dublin.oh.us">tmullinax@dublin.oh.us</a>

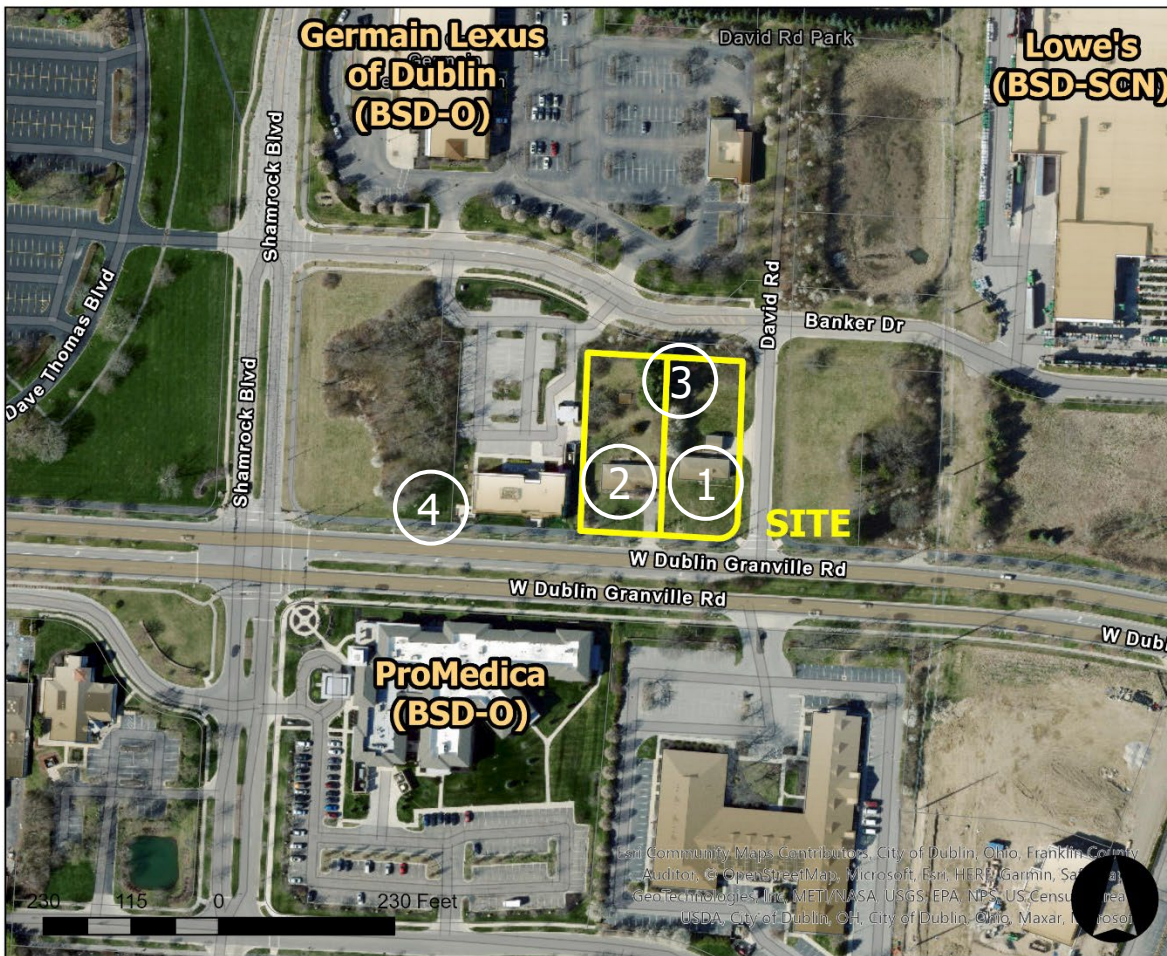
## Site Location Map

# 23-047MPR | 4056 & 4070 W. DUBLIN-GRANVILLE RD



### Site Features

- 1 4056 W. Dublin-Granville Rd
- 2 4070 W. Dublin-Granville Rd
- 3 Existing tree stand
- 4 Existing shared use path



## 1. Background

### Site Summary

The 1.1-acre site is zoned BSD-O, Bridge Street Office District and is located northwest of the intersection of W. Dublin-Granville Road and David Road. The site, which has two parcels, has approximately 216 feet of frontage on W. Dublin-Granville Road and 214 feet of frontage on David Road. The single-family dwelling at 4056 Dublin-Granville Road was built in 1964, and has a detached garage with access off of David Road. The single-family dwelling at 4070 Dublin-Granville Road was built in 1956 and has access from W Dublin-Granville Road. There are trees and vegetation to the north of both residences, including a tree line between the lots. The properties are bounded by Neighborhood Streets: Banker Drive to the north, and David Road to the east. W. Dublin-Granville Road is a Principal Frontage Street and a Corridor Connector Street which bounds the site to the south. The State Bank site is adjacent to the west, and Shamrock Blvd forms the west boundary and is a District Connector Street.

### Background

In April 2023, the Planning and Zoning Commission (PZC) recommended approval of a related Preliminary Plat (PP) and Final Plat (FP) to City Council (CC) to re-subdivide three existing lots (including this land) into two new lots located at 4056-4080 W. Dublin-Granville Rd. The re-subdivision was triggered by a request to combine the two residential lots to establish a combined single lot known as Lot 1A for future development and coordinate cross access easements between the existing Lot 1 and the new Lot 1A. This included the dedication of five access easements and vacating two existing easements: half of an existing vehicular easement and a landscape easement. The original plat was approved by Council in July 2014.

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 through the platting process and incorporated into new Lot 1A. Vehicular and pedestrian cross access easements will be recorded through the platting process and are provided between Lots 1 and 1A with the intent to obtain primary site access from Banker Drive for future development of Lot 1A.

### Process

The BSD MPR for demolition is a single-step process. Upon review and approval from the ART, the applicant may file for demolition permits through Building Standards. At building permitting and prior to demolition, the applicant is required to provide a Maintenance of Traffic (MOT) plan for the closure of a W. Dublin-Granville Rd lane during demolition.

## 2. BSD Code

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 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.

At this time, there is no development proposed for this site. When future development is proposed, the site will be subject to BSD Code development standards. When a Preliminary Development Plan (PDP) is brought forward for development, proposed modifications will be reviewed in detail by the PZC.

### 3. Project

#### Project Summary

This is a request for the demolition of two single-family homes to begin preparing the two parcels for future development.

#### Project Details

At 4056 W. Dublin-Granville Rd, the single-family home, detached garage, and driveway are proposed to be demolished. The driveway apron will remain, and the existing curb cut and apron will be re-evaluated with future development for the site.

At 4070 W. Dublin-Granville Rd, the single-family home, driveway, driveway apron, and the drop curb are proposed to be demolished. The existing access is not supported by the BSD Code and Thoroughfare Plan on W. Dublin-Granville Rd. Access to the site for future development shall be obtained from the existing apron off David Road and the Banker Drive shared access.

The Zoning Code requires a tree survey and preservation plan when buildings are proposed to be demolished. The existing Japanese Zelkova tree within the demolition limits of the home at 4070 W. Dublin-Granville Rd will be removed due to its poor condition and is not required to be replaced. All other existing trees on both lots will be preserved with tree preservation fencing during demolition. The BSD Code requires one street tree per 40 linear feet of street frontage. Once the existing curb cut on W. Dublin-Granville Rd is removed and the curb is replaced, the applicant is required to plant one street tree at a minimum of 2.5 inches. The applicant shall continue to coordinate with Engineering and Transportation & Mobility Divisions on details of the MOT plan, and the curbing and shared use path restoration along W. Dublin-Granville Rd at building permitting to meet City Standard, also recommended per a condition of approval.

### 4. Plan Review

#### Minor Project Review Criteria

Criteria	Review
1. The Minor Project shall be consistent with the Community Plan, and all BSD adopted plans, policies, and regulations.	<b>Criteria Met:</b> The demolition proposal prepares the site for future development consistent with the Community Plan and the BSD zoning regulations.
2. The Minor Project is consistent with the	<b>Not Applicable:</b> No approved Final Development Plan exists for either parcel. Future development would be required to

Criteria	Review
approved Final Development Plan.	come through the development process for applicable approvals.
3. The Minor Project is consistent with the record established by the Administrative Review Team.	<b>Criteria met:</b> The ART has previously approved requests for demolition to facilitate new development that aligns with the BSD Code. The proposed demolition is consistent with this precedent.
4. The Minor Project meets all applicable use standards;	<b>Not Applicable:</b> There is no development proposed for the site at this time. When future development is proposed, the proposal is required to meet all applicable use standards.
5. The proposed improvements meet all applicable requirements of the BSD Code and respond to the standards of the BSD Design Guidelines.	<p><b>Criteria Met with Conditions:</b> The proposed demolition of the structures will allow future development per the BSD Code and Design Guidelines. The W. Dublin-Granville Rd curb cut will be removed, and the vertical curb and shared use path will be restored per City Standard. The applicant is required to provide a MOT plan for the lane closure during demolition.</p> <p>Tree preservation requirements are met. The applicant is providing one street tree in place of the existing curb cut along W. Dublin-Granville Rd to satisfy street tree spacing requirements.</p>

**Reccommendation**

- Planning Recommendation:** Approval of the Minor Project Review with conditions:
- 1) The W. Dublin-Granville Rd curb cut shall be removed and the vertical curb be restored to City Standard, subject to staff review and approval and finalized at demolition permitting;
  - 2) The shared use path be restored to City Standard, subject to staff review and approval and finalized at demolition permitting;
  - 3) The applicant shall provide a Maintenance of Traffic Plan at demolition permitting, subject to staff review and approval;
  - 4) The lot shall be returned to pre-development conditions, graded and seeded after demolition, and inspected after demolition permitting; and
  - 5) The existing structures shall be demolished within one year of City Council approval of the Preliminary and Final Plats.