



PLANNING REPORT

Planning & Zoning Commission

Thursday, December 7, 2023

MONTEREY PROJECT 23-127INF

<https://dublinohiousa.gov/pzc/23-127/>

Case Summary

Address	201 & 191 W. Bridge Street; PIDs: 273-000205, 273-000207, 273-000209, 273-000210, 273-000211, 273-000212, 273-000213, 273-000214, 273-000215, 273-000216, 273-000217
Proposal	Development of approximately 6.87-acres consisting of single-family attached units, multi-family units, and commercial and office space.
Request	Request for an informal review of and feedback on a future development application.
Zoning	BSD-HTN: Bridge Street District – Historic Transition Neighborhood
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	Russell Hunter, Crawford Hoying
Case Manager	Bassem Bitar, Deputy Director of Planning (614) 410-4635 bbitar@dublin.oh.us

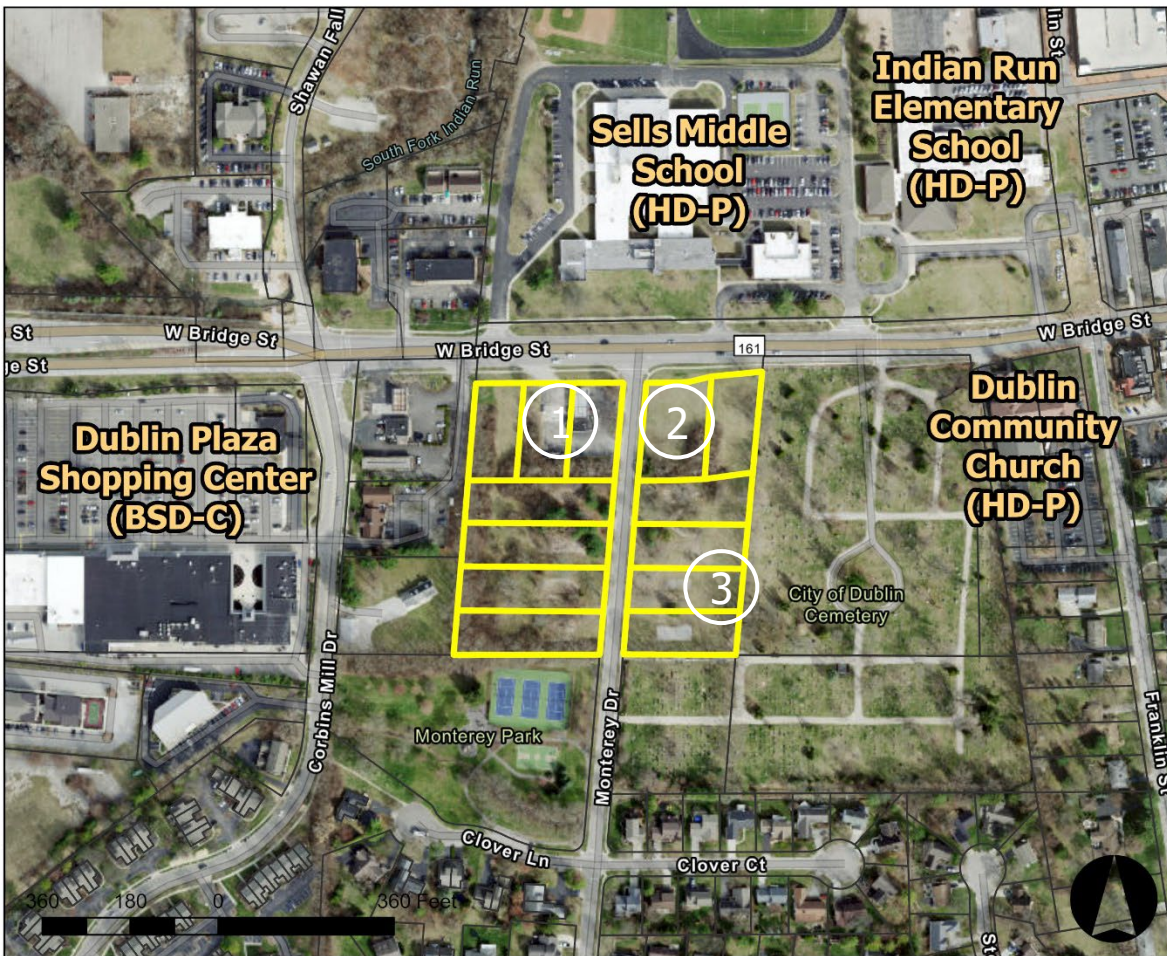
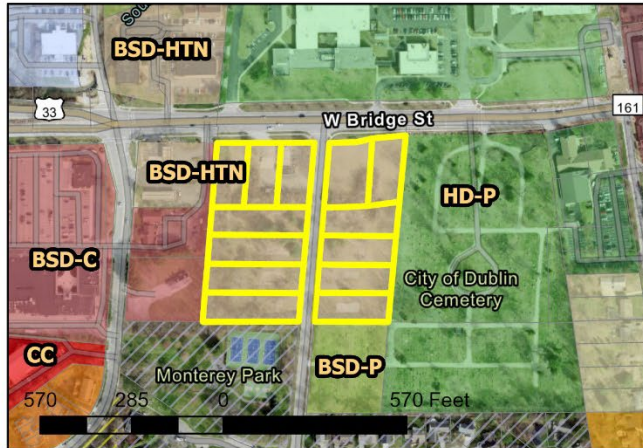
Site Location Map

23-127INF | Monterey Project



Site Features

- 1 Shell Gas Station
- 2 City-Owned Parcel
- 3 Proposed Open Space/Cemetery Expansion



1. Background

Site Summary

The 6.87-acre site consists of 13 parcels and is zoned BSD-HTN, Historic Transition Neighborhood and is located on both sides of Monterey Drive, south of the intersection with W. Bridge Street. According to information obtained from the Franklin County Auditor, the existing gas station and convenience store existing on the site were constructed in 1988. As part of the Bridge Street District Area-wide Rezoning, the site was rezoned to BSD-HTN Bridge Street District - Historic Transition Neighborhood. The site is adjacent to the Dublin Cemetery to the east, the Dublin Plaza shopping center to the west, and Monterey Park located directly south. The individual parcels at the site are currently owned by Dublin Development LLC, except for the parcel at the southeast corner of W. Bridge Street and Monterey Drive, which is owned by the City of Dublin.

Parcel History

The southern portion of the site was previously occupied by eight duplexes built at an unknown date and was zoned R-2. A redevelopment proposal was submitted in 2006, but later withdrawn after receiving negative community feedback at a neighborhood public input meeting. The proposal consisted of 42 residential units with a density of 9.61 du/acre and about 1 acre of open space. Residents expressed concern over traffic congestion, the density of the proposed development, and the height of the proposed buildings.

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, the applicant may submit a formal Concept Plan (CP) for review and determination by the PZC.

2. Plans and Policies

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 Mixed Use-Village Center. This Future Land Use classification includes targeted areas near arterials or major collectors that are intended to provide daily retail, major grocers and other conveniences to serve the Dublin community within a 3 to 5-mile radius. Village Centers incorporate moderately-sized nodes of commercial activity with a target size of 125,000 square feet of gross leasable space. Integrated office uses are encouraged in a manner appropriate to the overall area. Mixed Residential uses are encouraged and should be integrated to facilitate pedestrian activity and to provide support for commercial uses.

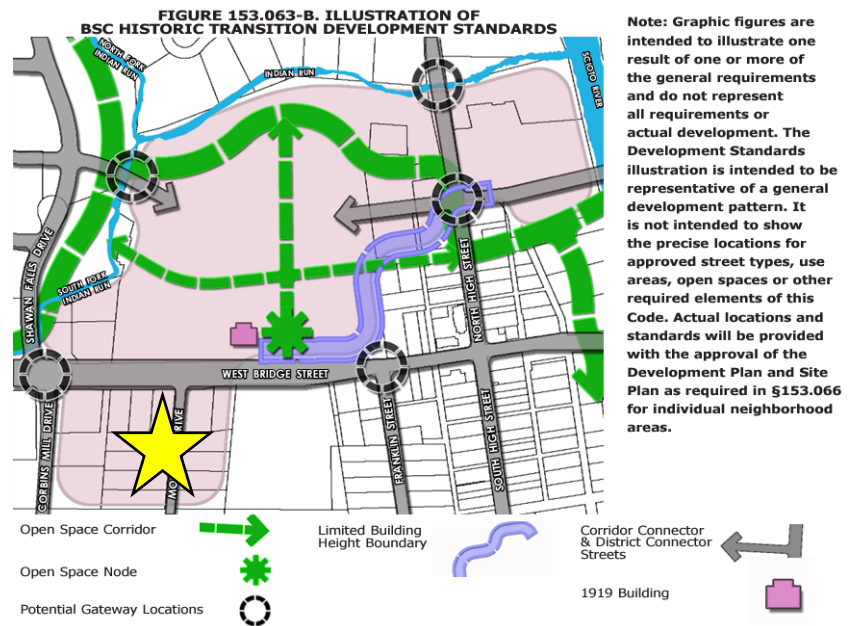
Interim Land Use Principles

As Envision Dublin, the City's new Community Plan, is developed, City Council has adopted Interim Land Use Principles to guide development during this transition. These policies were not established to supersede Zoning Code requirements, but to provide a clear policy document to supplement adopted plans and accepted planning practices in the interim. These principles are to be utilized similar to the recommendations of the Community Plan, as both are guiding policies and principles for the City. At the current level of detail, the proposal appears to be consistent with those principles.

Neighborhood Standards

The BSD Code establishes Neighborhood Districts where special attention to location and character of buildings, streets, and open spaces is important to fulfill the objectives identified in the BSD Special Area Plan within the Community Plan. Each neighborhood anticipates the conceptual layout of critical elements including street connections, open spaces, and gateways.

The site is zoned BSD-HTN, Historic Transition Neighborhood District. This district complements the HD Historic Core district by accommodating a variety of building types within a finer grained street and block network and uses consistent with that district. It accommodates uses similar to those in the HD Historic Core district. Development allows an extension of the walkable mixed use character of the HD Historic Core district on the larger parcels within this district. The district is subject to the specific neighborhood standards defined in the City Code. These requirements establish open space patterns and location requirements for building types, provide additional residential opportunities, and extend the small scale commercial activities of the HD Historic Core district.



Street Network, Lots, and Blocks

The Code provides a hierarchy of requirements for establishing a gridded street network. The Street Network Map, part of the Thoroughfare Plan, identifies three families of streets: 1) Corridor Connectors, 2) District Connectors, and 3) Neighborhood Streets. Several streets are also listed as Principal Frontage Streets, which carry additional requirements.

The site currently has access via W. Bridge Street (a Corridor Connector/Principal Frontage Street) and Monterey Drive (a Neighborhood Street). Principal Frontage Streets (PFS) are designated to ensure a continuous, pedestrian-oriented block. Development along a PFS should include front-facing building facades, and limited conflicts between pedestrian and vehicular traffic.

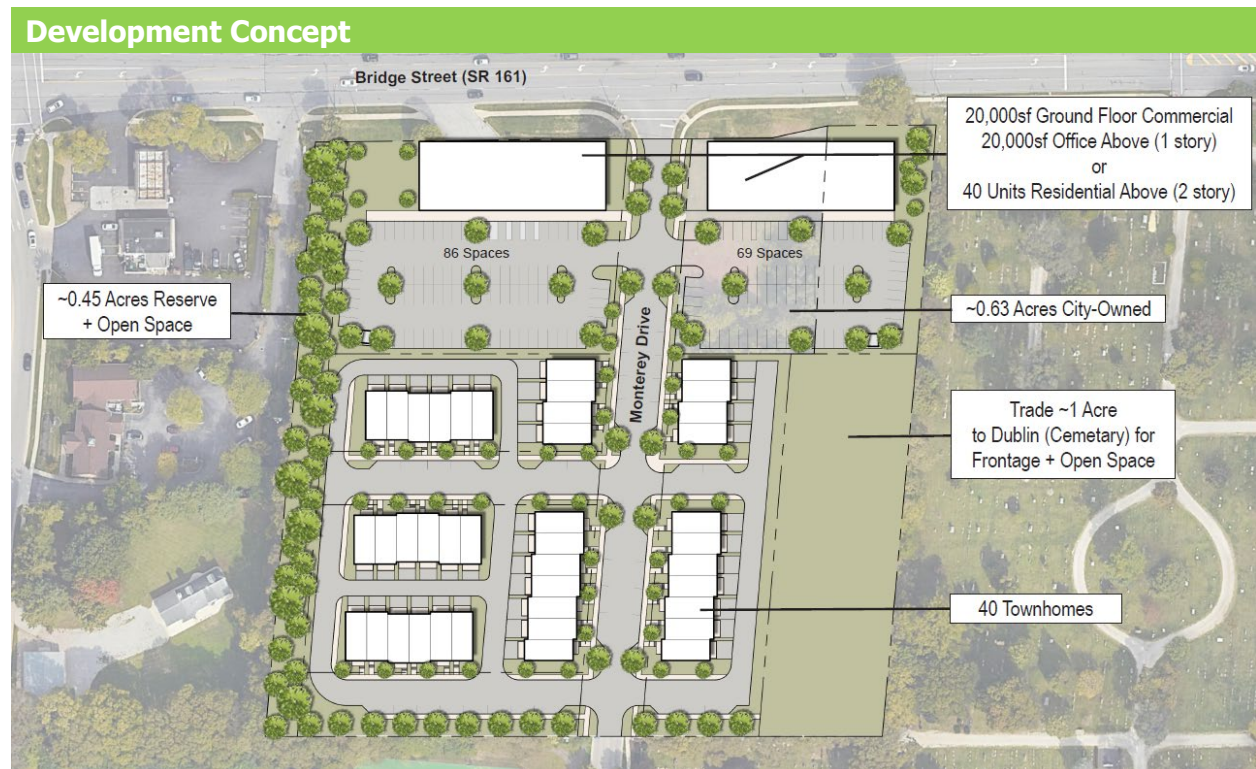
Uses

The site is currently zoned BSD-HTN, Bridge Street District – Historic Transition Neighborhood. This zoning district permits a variety of uses, including the proposed townhomes, multi-family dwelling units, some commercial uses, and office space.

The Historic Transition Neighborhood District does not permit ground floor residential uses along the W. Bridge Street frontage.

3. Project

The applicant is proposing to develop the southern portion of the site with 40 townhome units arranged on both sides of Monterey Drive. Two new east-west streets would be added to create a block system, providing frontage to some of the units and allowing for potential future connectivity to the west. An alley system would provide access to garages at the rear of the



buildings. Approximately one acre along the east side is proposed to be traded to the City in exchange for the 0.63 acre City-owned parcel along W. Bridge Street. The intent is to allow for potential expansion of the Dublin Cemetery and to account for the required open space.

The W. Bridge Street frontage is proposed to be developed with two buildings, each with a 20,000 square-foot footprint. Two options are provided, both of which would include commercial uses on the first floor. Option 1 would consist of two-story buildings, with the second floor allocated for office uses. Option 2 would involve three-story buildings, with the two upper floors incorporating a total of 40 residential units. A surface parking lot is proposed along the south side of each building.

While various trees would have to be removed from the site, the applicant is proposing to preserve trees along the west and south property lines.

4. Plan Review

The applicant is requesting an Informal Review and non-binding feedback prior to the submission of a formal Concept Plan. 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) Is the Commission supportive of upper floor residential uses along the W. Bridge Street frontage?

As stated above, the applicant has provided two use options for the upper floors along the W. Bridge Street frontage. Non-residential upper floor uses would allow for a more balanced and integrated mix of uses within the development. However, multi-family uses are permitted in the BSD-HTN District (except for the ground floor along the W. Bridge Street frontage) and would add to the variety of housing choices. The Commission should consider whether residential along W. Bridge Street would be appropriate at this location.

2) Is the Commission supportive of the proposed layout of the site?

The proposed block system is consistent with the intent of the BSD-HTN District, and the block lengths are compliant with the applicable standards (300' maximum length, 1,000' maximum perimeter.) The proposed open space meets the area requirements based on the number of dwelling units and the square footage of commercial development. However, it does not have frontage along a street as required for most open space types. If the project proceeds to the Concept Plan stage, all applicable requirements will need to be met or addressed via a Waiver. The Commission should consider whether the proposed site layout is appropriate.

3) Is the Commission supportive of the height and massing of the townhome buildings?

While the building height has not been provided, the character images imply that the townhome buildings would be three stories in height. The maximum height for the Single-Family Attached building type is 4 stories, although the BSD-HTN standards limits the height to 2.5 stories if the development is adjacent to or across the street from the HD Historic Core District. In this case, the development site separated from the Historic Core and the nearby residential neighborhoods by the Dublin Cemetery and Monterey Park. The Commission should consider if the height and massing of the proposed townhome buildings is appropriate at this location.

4) Any additional considerations by the Commission.