



Crawford Hoying



Monterey Drive
Dublin, Ohio





Zoning Highlights

Historic Transition Neighborhood

Permitted Residential Uses:

- Townhouse
- Live-Work
- Multi-Family

Permitted Building Types:

- Single Family Attached (4-story max height)
- Apartment Building (4.5-story max height)
- Loft Building (4.5-story max height)
- Podium Apartment Building (4.5-story max height)

Parking is permitted in all building types along the rear of the structure.

Parking Requirements:

- 2 per dwelling unit
- Commercial varies (parking plan may be required)

Bridge Street is a corridor connector street and a principal frontage street.

Monterey Drive is a neighborhood street.

Ground floor residential uses are not permitted on Bridge Street in the BSD Historic Transition Neighborhood District.

Drive-throughs are permitted only as accessories to banks in the BSD Historic Transition Neighborhood district following approval of a conditional use application by the PZC.

Maximum Block Length of 300'

Open Space (Monterey Park, Dublin Cemetery)

Tree Survey



Bridge Street (SR 161)

20,000sf Ground Floor Commercial
20,000sf Office Above (1 story)
or
40 Units Residential Above (2 story)

~0.45 Acres Reserve
+ Open Space

~0.63 Acres City-Owned

Trade ~1 Acre
to Dublin (Cemetery) for
Frontage + Open Space

86 Spaces

69 Spaces

Monterey Drive

40 Townhomes

Corbins Mill Drive



Monterey Drive

Project Precedents
High+Weisheimer (Columbus), Westmont Townhomes (Upper Arlington), Towns on the Parkway (Dublin)