



## PLANNING REPORT

# Planning and Zoning Commission

Thursday, January 4, 2024

## SHIHAB LAW OFFICE 23-112FP

[www.dublinohiousa.gov/pzc/22-112](http://www.dublinohiousa.gov/pzc/22-112)

### Case Summary

Address	PID: 273-004511
Proposal	A final plat for the subdivision of a vacant lot for the development of an office building.
Request	Request for review and recommendation of approval of a Final Plat (FP) under the provisions of the Subdivision Regulations.
Zoning	PCD – Planned Commerce District, Thomas Kohler, Subarea C
Planning Recommendation	<u>Approval of the Final Plat with Conditions.</u>
Next Steps	Upon recommendation of approval by the Planning and Zoning Commission, the applicant may proceed with construction drawings to be reviewed by Building Standards. Once approved, the Final Plat may be accepted by City Council and recorded with Franklin County.
Applicant Case Manager	Charlie Driscoll Zachary Hounshell, Planner II (614) 410-4652 <a href="mailto:zhounshell@dublin.oh.us">zhounshell@dublin.oh.us</a>

Site Location Map

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- Site Features**
- 1 Undeveloped land
  - 2 Existing shared-use path
  - 3 Tree line



## 1. Background

### Site Summary

The 2.86-acre site is located northwest of the intersection of Woerner-Temple Rd ( $\pm$  374 feet of frontage) and Emerald Parkway ( $\pm$ 265 feet of frontage). The vacant site is comprised of one parcel (PID 273-004511) and is 2.86 acres in size. The existing lot contains a row of mature trees and an existing shared-use path along the west property line. A 75-foot landscape and bike path easement and a 30-foot utility easement are along the western property line. A City of Dublin 30-foot utility easement run along the eastern and southern property lines.

### Development History

In September 2023, the Planning and Zoning Commission (PZC) reviewed and recommended approval of a Preliminary Plat for the proposed site. The Plat accompanied a Final Development Plan, which was approved by PZC for the development of a single-story office and fitness building. The Preliminary Plat was forwarded to City Council (CC), where it was accepted as a resolution in November (Resolution 80-23).

### Process

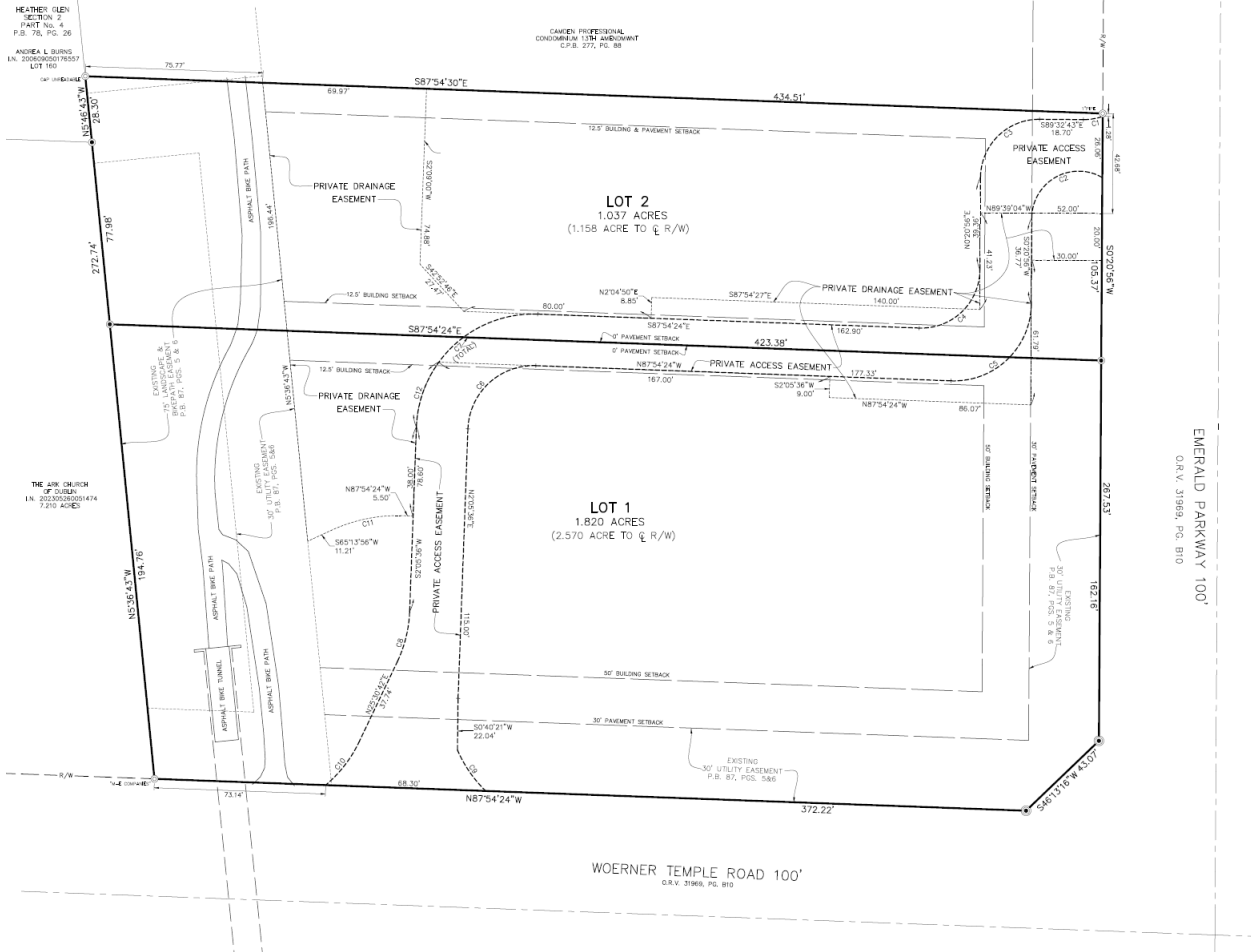
A Final Plat (FP) is the final step in the platting process, which requires a recommendation from the PZC, and an acceptance of a resolution by CC. Following a recommendation from the PZC, the applicant will work with our Engineering Department to review and approve construction drawings prior to the acceptance of the plat by CC.

## 2. Project

### Final Plat

The applicant is proposing to split the existing lot into 2 separate lots. Per the plans, Lot 1 is 1.82 acres in size and located south of the 2 lots. Lot 2 is 1.037 acres in size and is the northern lot. The applicant is proposing to develop Lot 1 with this proposal, allowing Lot 2 to be developed in the future. No plans are currently in place to develop Lot 2. The plat identifies the location of private shared access easements for both lots, drainage easements for underground stormwater storage, a 75-foot landscaping and bike path easement along the west property line, and additional building line and easement information. The applicant should work with Staff to update any minor technical changes prior to submitting to City Council. Additionally, the applicant should continue to work with Staff to incorporate drainage easement language with the Final Plat, prior to City Council adoption.

Site Plan



3. Plan Review

Final Plat Criteria

Criteria

1. Plat Information, Zoning Code, and Construction Requirements

Review

**Criteria Met with Conditions:** The applicant has provided most of the required technical information on the plat. The applicant should continue to work with Staff to incorporate drainage easement language with the Final Plat, prior to City Council adoption.

2. Lots, Street, Sidewalk, and Bike Path Standards

**Criteria Met:** All necessary standards have been provided as part of the plat.

- 3. Utilities **Criteria Met:** The plat identifies or establishes all necessary easements for the construction and maintenance of all utilities.
- 4. Open Space Requirements **Not Applicable:** open space requirements are not applicable to commercial/office development in the Subdivision Regulations.

## Recommendation

**Planning Recommendation:** Approval of the Final Plat with conditions:

- 1) The applicant should work with Staff to update any minor technical changes prior to submitting to City Council;
- 2) The applicant continue to work with Staff to incorporate drainage easement language with the Final Plat, prior to City Council adoption.