



PLANNING REPORT

Planning and Zoning Commission

Thursday, April 18, 2024

EMERALD PARKWAY – CONCEPT PLAN 24-007CP

www.dublinohiousa.gov/pzc/24-007

Case Summary

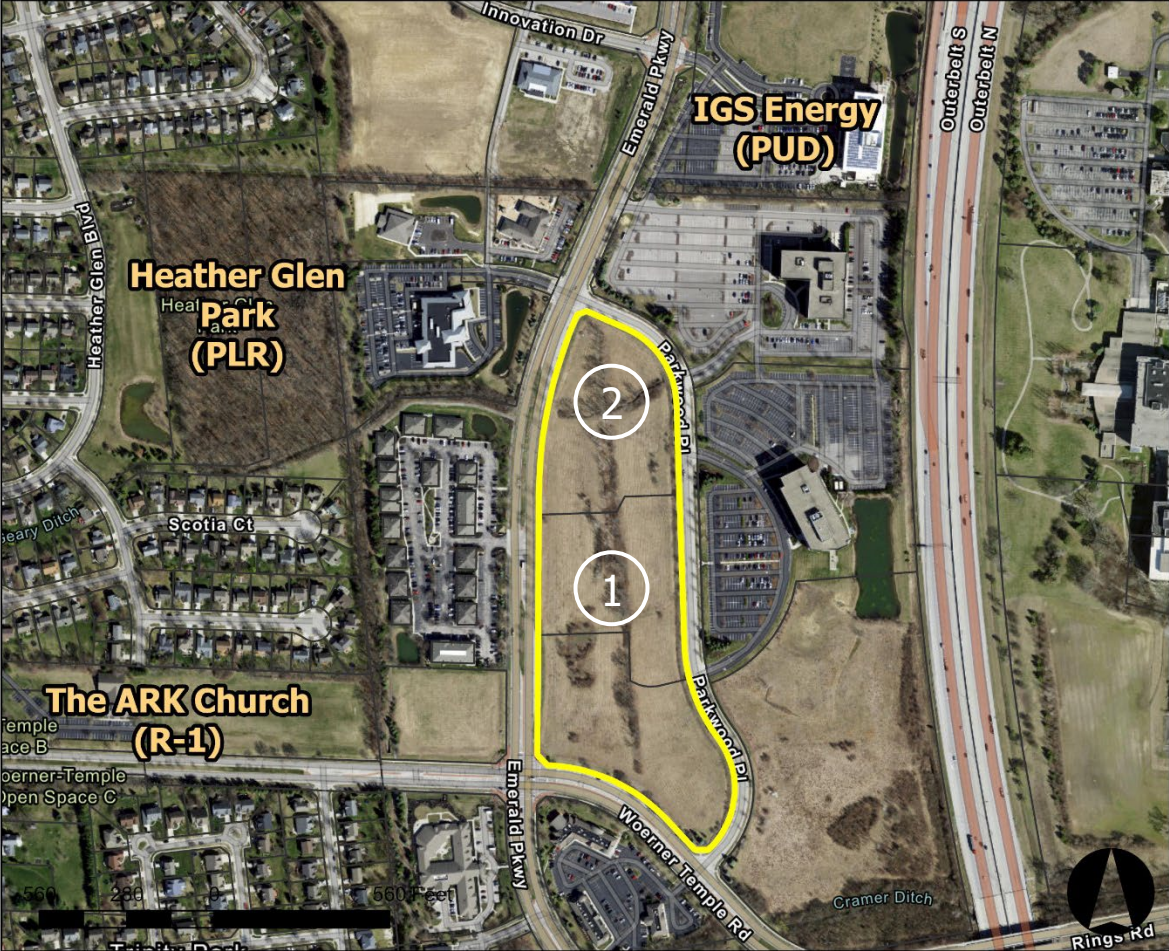
Address	5615, 5665, and 5715 Parkwood Pl.
Proposal	Conceptual review and feedback for approximately 280 apartment units, 25,000 square feet of commercial space, and associated site improvements.
Request	Request for Informal Review and feedback on a future development application.
Zoning	PCD, Planned Commerce District – Thomas Kohler
Planning Recommendation	Consideration of discussion questions.
Next Steps	Upon consideration of the Concept Plan, the applicant may incorporate the feedback and submit a Preliminary Development Plan and Rezoning for formal review by the Commission.
Applicant	Anna Brown, VanTrust
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Site Location Map

24-007CP | Emerald Parkway



- Site Features**
- 1 Vacant site with trees along the center of the site
 - 2 George Geary Ditch



1. Background

Site Summary

The 16.21-acre site is currently vacant and is located northeast of the intersection of Emerald Parkway and Woerner Temple Road. The site has $\pm 1,460$ feet of frontage along Emerald Parkway, ± 600 feet of frontage along Woerner Temple Road, and $\pm 1,950$ feet of frontage along Parkwood Place.

The site is currently vacant and generally flat. The George Geary Ditch is located along the northern portion of the site and is protected by a Stream Protection Zone. The protection zone has a 50-foot buffer along the ditch. Additional mature vegetation is located along the center of the site.

This site is located within the Thomas Kohler Planned Commerce District (PCD), which was approved by City Council in 1996. The planned district includes a variety of development ranging from neighborhood-scale retail (Emerald Town Center) to large corporate offices along I-270.

History

In 2000, a development plan for this site was reviewed and approved by the Planning and Zoning Commission for 3, three-story buildings totaling 235,400 square feet. Although approved, this development was never constructed.

Process

This application would follow the process required for a Planned Development (PD) District. A Concept Plan (CP) is the 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 the CP, the applicant may submit a Preliminary Development Plan and Rezoning for formal review by PZC. The development process in a PUD includes:

- Step 1 – Concept Plan (CP)
- Step 2 – Preliminary Development Plan (PDP) / Rezoning
- Step 3 – Final Development Plan (FDP)

No determination is required with a Concept Plan for a PD District.

2. Plans and Policies

Community Plan

<http://communityplan.dublinohiousa.gov/>

The Community Plan is the 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, Community Plan consideration is important. It includes Future Land Use recommendations, Special Area Plans, and the Thoroughfare Plan, among other elements. 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 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 and future development scenarios, including potential impacts on infrastructure, roadway, and, critically, the continued fiscal health of the City. Dublin's ability to maintain high-quality of services and quality of life depends on a careful review of development proposals for conformance with the Community Plan.

Existing Special Area Plan – Dublin Corporate Area Plan

The Dublin Corporate Area Plan (DCAP) builds upon a previous study of Dublin's legacy office parks and identifies ways to improve the area for businesses, employees and residents to ensure Dublin remains a competitive place to live, work, and play into the future. This plan primarily focuses on providing a mixed-use, walkable environment to an area that has been almost exclusively focused on singular land uses including office uses. The plan recognizes that mixed-use development provides the amenities that employers/employees demand, which are vital to the future success of the area.

DCAP includes site specific recommendation for sites that are undeveloped or positioned for redevelopment in the short term. For this site, the plan recommends land uses that should concentrate on office development, to be compatible with the other developed uses along Parkwood Place. Supporting retail/personal services (limited to a maximum of 10,000 square feet) can be introduced as a secondary use and should be located at the south end of the property in order to create a retail cluster at the Emerald/ Woerner Temple intersection. Supporting hospitality uses are also appropriate but only as a secondary use to office. The site design should be such that buildings are fronting roadways with large shared parking areas consolidated to the rear. Stormwater and landscape features should be integrated on the site. Perimeter screening and landscaping should still be the primary component of the landscape design. Heights should range from 1 story along Emerald Parkway to a maximum of 3 stories along Parkwood Place.

Envision Dublin Update

The Envision Dublin Community Plan Update is currently in the final stages of being completed. As part of the Envision Dublin Community Plan Update, six area plans are included: Historic District, Bridge Street District, West Innovation District, Dublin Corporate Area Plan, Southwest Area and a new, expanded area, Emerald Corridor. Although this site is currently located within the Dublin Corporate Area Plan, the draft Envision Dublin update includes the site within the Emerald Corridor Area Plan, which is outlined below.

Draft Special Area Plan – Emerald Corridor

The draft Emerald Corridor, which includes the areas along Emerald Parkway from Sawmill Road to Tuttle Crossing Boulevard, plays a significant role within the city. The Corridor serves as a vital artery for transportation, economic development, and community connectivity, facilitating efficient travel between residential areas, commercial and office areas, and recreational spaces, and fostering accessibility and convenience for residents and businesses alike. The Emerald Corridor not only enhances mobility within the city, but it also plays a pivotal role in attracting businesses and investment to the region, bolstering Dublin's economic vitality. The streetscape

character of the Emerald Corridor is one of the signature elements that defines Emerald Parkway making it a cornerstone for all users.

Parkwood Recommendations

The draft area plan provides recommendations for properties located along Emerald Parkway and Parkwood Place. Specifically, land uses for this site located along Emerald Parkway should concentrate on a mix of uses to include neighborhood scale office, residential uses and supporting commercial uses. Commercial uses include restaurant, retail, and personal services limited to a maximum of 10,000 square feet and should be located at the south end of the property in order to create a retail cluster at the Emerald/ Woerner Temple intersection. The proposed area plan identifies buildings fronting roadways with large shared parking areas consolidated to the rear. Stormwater and landscape features should be integrated on the site. Perimeter screening and landscaping should still be the primary component of the landscape design. Heights should range from one and two-story along Emerald Parkway to a maximum of four stories along Parkwood Place. Four to six-story buildings are appropriate between Parkwood Place and I-270.



Special Area Plan Recommendation Changes

The primary change between the DCAP recommendations and the draft Emerald Corridor recommendations is the incorporation of neighborhood-scale residential uses integrated with office and supporting commercial uses. The draft area plan provides a conceptual layout of how the Parkwood site could develop, which includes an arrangement of multi-family and townhome development throughout the site. The remainder of the draft recommendations are generally consistent in building heights along Emerald Parkway, building locations along street frontages, and the integration of landscaping and stormwater management with the site.

Interim Land Use Principles

As Envision Dublin Community Plan Update 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 similarly to the recommendations of the Community Plan, as both are guiding policies and principles for the City.

3. Project

The applicant is proposing a development consisting of approximately 280 apartment units, 25,000 square feet of commercial space, and associated site improvements. The development is split into two sections, with multi-family residential to the north and neighborhood-scale commercial/retail to the south. The development features two public park spaces and 609 parking spaces to serve the development. Since the current zoning does not permit multi-family residential, a rezoning would be required.



4. Plan Review

The applicant is requesting an Informal Review and non-binding feedback prior to the submission of a Concept Plan. Discussion questions are framed for PZC to deliver feedback to the applicant.

Planning Recommendation: The Commission consider the following discussion questions as part of the Concept Plan review and feedback:

Discussion Questions

1) Is the Commission supportive of a rezoning to include the mix of uses on the site?

This site is located within the Thomas Kohler PCD, Subarea A. Subarea A permits uses in Zoning Code Sections 153.034 (OLR District) and 153.026 (SO District), including hotels, institutional uses, and ancillary commercial uses within an office/hotel use. Conditional uses for this site include drive-thru facilities and the conditional uses listed in the SO District. Based on the existing development text, freestanding multi-family residential is not permitted, and the freestanding restaurants with drive-thru facilities would be conditional uses. A rezoning to permit the multi-family residential would be required to allow this development to occur.

Currently, this site is located within the Dublin Corporate Area with recommended land uses for the site that promote office development. Supporting retail/personal services (limited to a maximum of 10,000 square feet) are recommended as secondary uses and should be located at the south end of the property in order to create a retail cluster at the Emerald/ Woerner

Temple intersection. Supporting hospitality uses are also considered appropriate, but only as a secondary use to office. The recommendations state that site design should be such that buildings are fronting roadways with large shared parking areas consolidated to the rear. The recommendations also state that building heights should range from one story along Emerald Parkway to a maximum of three stories along Parkwood Place.

The draft Emerald Corridor Area Plan recommends Mixed Use Neighborhood with land uses that include neighborhood scale office, residential uses and supporting commercial uses. Commercial uses could include restaurant, retail, and personal services limited to a maximum of 10,000 square feet and should be located at the south end of the property in order to create a retail cluster at the Emerald/ Woerner Temple intersection.

The Commission should consider the mix of uses proposed for the site and the proposed scale of the development.

2) If the Commission is supportive of the rezoning, is the Commission supportive of the proposed site design?

The proposed site design is generally split into two areas, with multi-family residential proposed to the north and commercial development to the south. The development also features two curb cuts to the west along Emerald Parkway and two curb cuts to the east along Parkwood Place. All portions of the site can be access by any of the access points on either Parkwood Place or Emerald Parkway.

The northern half of the development features a 280-unit, 4/5-story multi-family residential building served by 336 parking spaces, 40 of which are detached garage spaces. The proposed residential building and internal clubhouse are located centrally on the site, with parking and drive aisles around the perimeter of the building. A stormwater basin and dog park are proposed north of the building at the intersection of Parkwood Place and Emerald Parkway.

The southern half of the site features three, single-story commercial buildings totaling 25,000 square feet in size. Each building is located along the Woerner Temple street frontage, with the intersection of Woerner Temple Drive and Emerald Parkway occupied by an L-shaped building. To the rear of the building, 273 parking spaces are provided to service the commercial buildings. Each building is shown with the opportunity for a drive-thru facility. Drive-thru facilities are currently considered Conditional Uses in the Thomas Kohler development text. Some public open space and a stormwater basin are provided in the southeast corner of the site.

Although the proposed development of the site does provide a mix of uses, the layout of the site is disjointed and creates a separation between both the residential and commercial buildings. Parking and drive aisles are provided throughout the site, but separate the north and south portions of development on the site. Additionally, the existing Area Plan recommends building front the roadways, with consolidated parking areas to the rear. Although the commercial buildings are located along the roadway, the proposed residential building is setback from the road by landscaping, parking and drive aisles, which does not align with the area plan recommendations.

The approved development text and preliminary development plan for Thomas Kohler contemplates up to three access points along Emerald Parkway, with two right-in/right-out service and one full access. Access points along Emerald Parkway will require coordination with Dublin's Transportation and Mobility department for best configuration and layout. A traffic impact study would be required to assess the impacts and mitigation of the proposed uses for the site, and for the adjacent traffic impacts.

The Commission should consider whether the proposal is consistent with the recommendations of the Area Plan. Additionally, the Commission should consider whether drive-thru facilities are appropriate for the restaurant/commercial buildings along Woerner Temple Road.

3) If the Commission is supportive of the rezoning, is the Commission supportive of the general massing and height of the proposed buildings?

The applicant has provided general massing for both the commercial buildings and the residential building/clubhouse, with more specific details regarding the residential building. The commercial buildings are proposed as single-story buildings, which is consistent with the Emerald Town Center buildings to the south. The 280-unit residential building is proposed as 4-stories along the west side of the building, before transitioning to 5 stories to the east along Parkwood Place. The 'C'-shaped building is open along Emerald Parkway, but maintains a consistent massing along the Parkwood Place frontage. The clubhouse is proposed as a single story.

The Dublin Corporate Area Plan recommends the building heights should range from one and two-story along Emerald Parkway to a maximum of four stories along Parkwood Place. The intent behind this recommendation was to provide a gradual transition from the existing neighborhood-scale office buildings and residential to the west, to the corporate-scale office buildings located along I-270.

The Commission should consider whether the proposed building heights and massing are appropriate.

4) Other considerations by the Commission.