



## PLANNING REPORT

# Administrative Review Team

Wednesday, February 28, 2024

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

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

### Case Summary

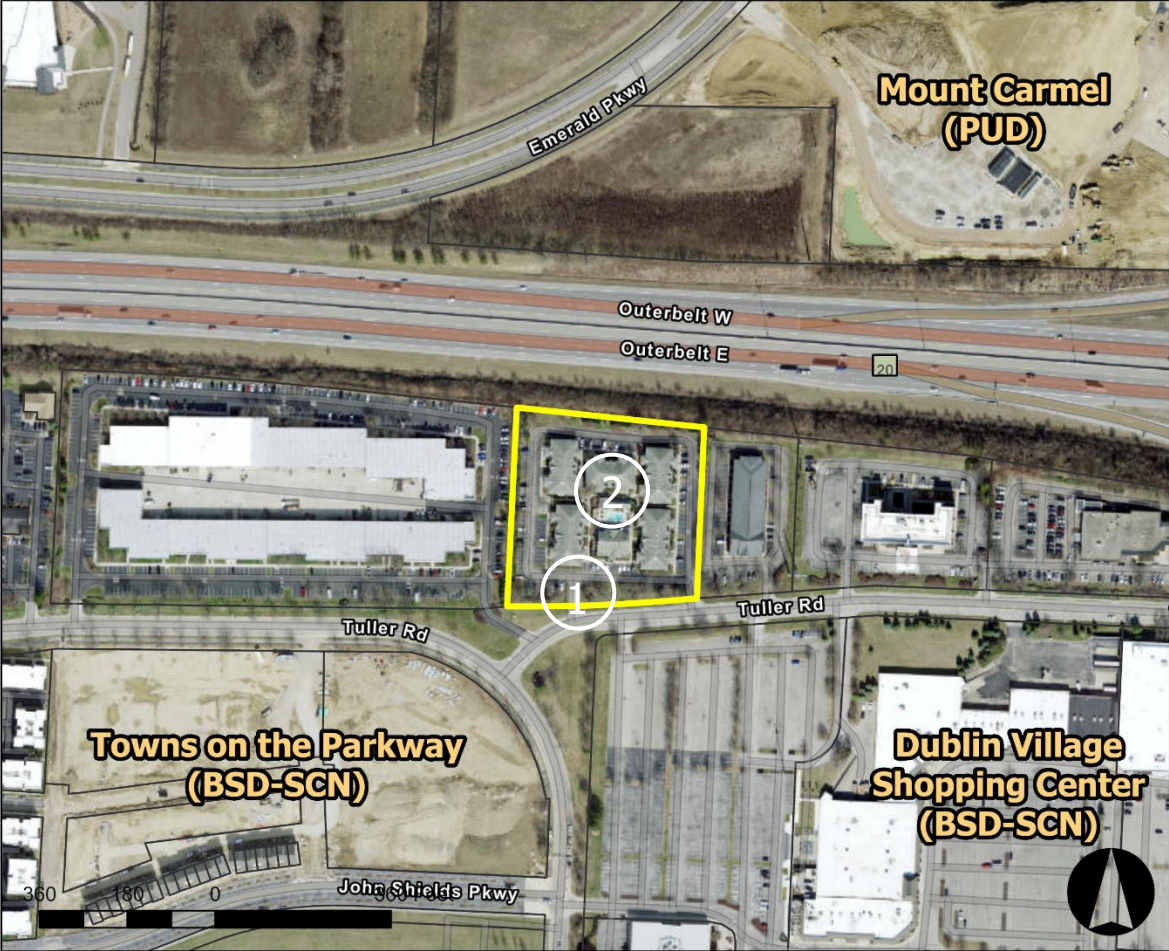
Address	4130 Tuller Road, Dublin, OH 43017
Proposal	Minor Project Review (MPR) for the demolition of seven commercial buildings.
Request	Review and approval of a MPR under the provisions of Zoning Code Section 153.066.
Zoning	BSD-SCN, Bridge Street District – Sawmill Center Neighborhood
Planning Recommendation	<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	Brian Ashford, City of Dublin
Case Manager	Jay Henderson, Planning Technician (614) 410-4650 <a href="mailto:jthenderson@dublin.oh.us">jthenderson@dublin.oh.us</a>

Site Location Map

24-032MPR | 4130 Tuller Road Demo



- Site Features**
- 1 Existing curb cut
  - 2 Seven Commercial Buildings



## 1. Background

### Site Summary

The 3.39-acre site is zoned BSD-SCN, Bridge Street District Sawmill Center Neighborhood and is located north of the intersection of Tuller Road and Village Parkway. The site has seven commercial buildings and approximately 260 feet of frontage on Tuller Road. The buildings were constructed in 1989. There are tree lines and vegetation surrounding all sides of the property. The property is bound by Interstate 270 to the north and Tuller Road to the south. Quality Inn & Suites currently occupies the building to the east, and office buildings occupy the space to the west of the site.

### Background

In December 2023, The City of Dublin purchased the subject property as part of the land acquisitions for a future new street and bridge connection between Tuller Road and Emerald Parkway. The project consists of evaluating a connection from Tuller Road to Emerald Parkway via intersection details, mobility features, utility infrastructure, and aesthetic elements.

### 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 before demolition, the applicant must provide a stabilization plan for the site.

## 2. BSD Code

In the BSD Code, the Sawmill Center Neighborhood is intended "to create an active, walkable destination through integration of a strong mix of uses." and "relies on the provision of physical and visual connections through improved access and enhanced visibility from Sawmill Road, and links to adjacent neighborhoods and open spaces." The BSD Code provides a hierarchy of requirements for establishing a gridded street network, which provides the framework for development. No changes are proposed to the street network at this time.

## 3. Project

### Project Summary

This is a request for the demolition of seven commercial buildings for the future development of the Tuller Road and Emerald Parkway crossing.

### Project Details

The site consists of seven commercial buildings, pool and parking area proposed to be demolished. The total square footage of building demolition will be 42,780 square feet, and the pool and parking demolition will be 2,313 square feet. The driveway apron and existing curb cut will remain.

The applicant shall continue to coordinate with Engineering and Building Standards on details of the stabilization and site restoration plans as part of the Building Permit review process, 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 approved Final Development Plan.	<b>Not Applicable:</b> No approved Final Development Plan exists for the parcel.
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.	<b>Criteria Met with Conditions:</b> The proposed demolition of the structures will allow for future transportation connections. Plans showing the stabilization and restoration of the site must be provided and approved as part of the permitting process.

### Reccomendation

**Planning Recommendation:** Approval of the Minor Project Review with condition:

- 1) The applicant work with staff to provide site stabilization and restoration plans to ensure the site meets city standards, subject to review and approval as part of the permitting process.