

Informal Review

IRISH VILLAGE

Dublin, Ohio

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PART 1

Narrative Statement

I. Introduction

Irish Village is a mixed-use neighborhood center located on the southwest corner of Avery and Woerner Temple Roads. The site encompasses approximately 12 acres. The Dublin Community Pool (South) and Ballantrae Community Park are adjacent neighborhood amenities. Irish Village’s iconic location will certainly enhance and complete the “Gateway to Ballantrae” that is envisioned in the Dublin Community Plan.

The Irish Village development and design team have crafted a vision that embraces the Community Plan’s goals and objectives and incorporates the numerous directives the team received from local neighborhood stakeholders.

The planning process and neighborhood meetings have resulted in guidelines that have been incorporated in the planning and design of the included land use concepts.

II. Development Goals

1. Create a mixed-use neighborhood “village” to provide local services and amenities.
2. Provide walking and bike trail connectivity, offering new pedestrian amenities and destinations along the regional networks.
3. Utilize appropriate architectural character, scale, charm and quality, extending the Irish countryside inspired Ballantrae aesthetic.
4. Enhance the Woerner Temple Road “green” experience and character.
5. Implement traffic management strategies that provide proper access to service the mixed-use nature of the “village” while maintaining the current vehicular access points on Woerner Temple Road.
6. “Bring Ballantrae to Avery Road”. Utilize existing architectural themes and site elements to extend the Ballantrae brand to Avery Road, complementing the Dublin Community Pool and Ballantrae Community Park, to complete the community amenity anchor.

III. Community Plan / Site Plan Comparison

Dublin Community Plan - Avery Road Corridor Special Area Plan

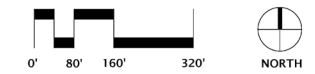


Proposed Site Plan - Land Use Plan C



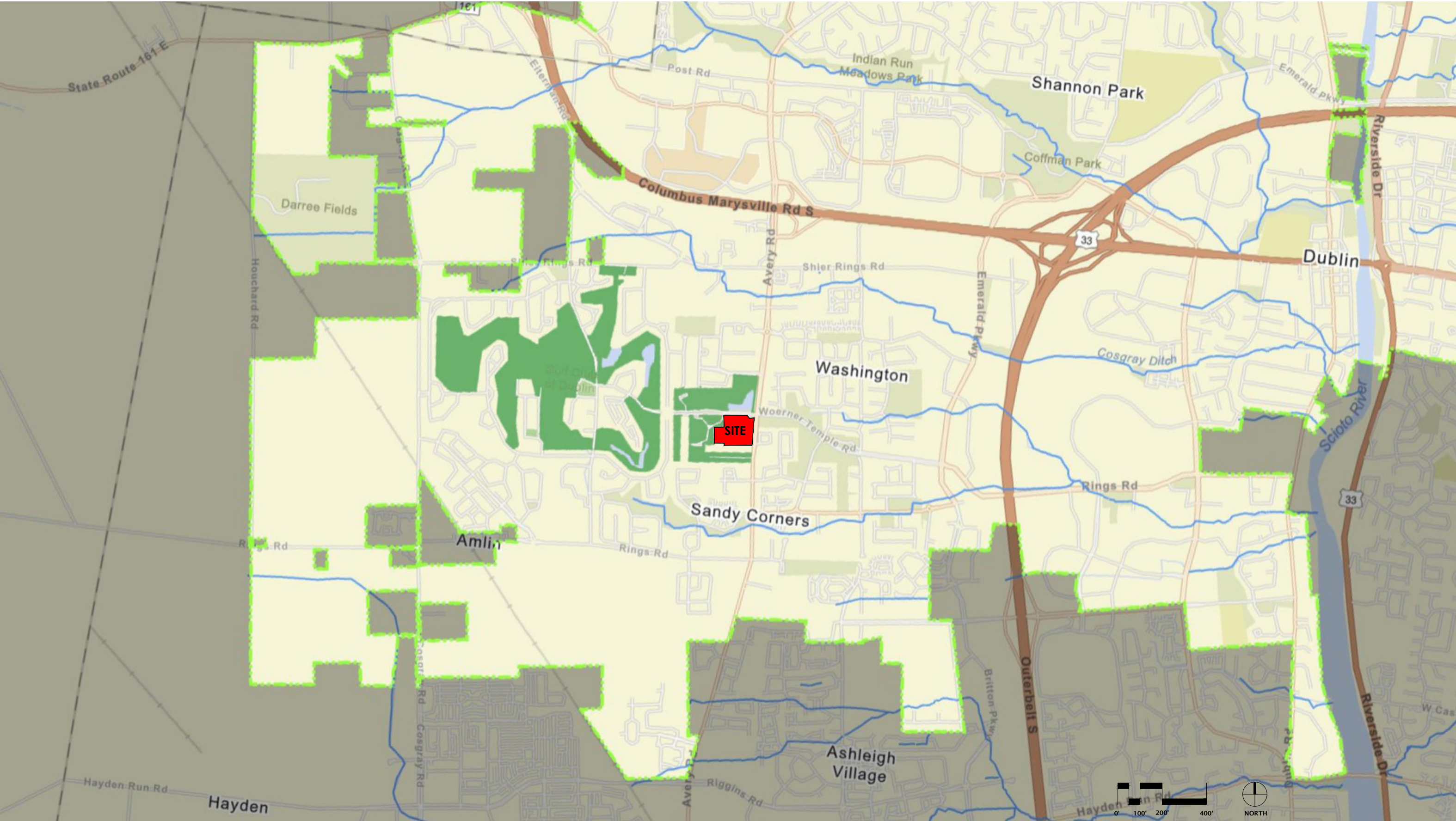
LAND USE KEY

- | | |
|---|---|
| A SHARED FULL SERVICE VEHICULAR MOVEMENT | F PARKING AREAS INTERNALLY LOCATED |
| B FULL SERVICE VEHICULAR MOVEMENT ALIGNED WITH CAR WASH | G PEDESTRIAN/ BICYCLE CONNECTIONS TO THE SURROUNDING COMMUNITY |
| C RIGHT-IN/ RIGHT-OUT | H "GREEN" AND "CHARMING" VISUAL CHARACTER ALONG WOERNER TEMPLE AND AVERY ROADS |
| D BUILDINGS FRONTING AVERY AND WOERNER TEMPLE ROAD | I PRIVATE VEHICULAR ACCESS DRIVES TO CONNECT ALL USES |
| E COMMUNITY AMENITY NEAR WOERNER TEMPLE VEHICULAR ENTRANCE | |



PART 2

Exhibits



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Exhibit C: Existing Conditions Map

PLANNING DATA

Included Parcels:	Ac.	Owner
Franklin County ID		
27400003200	6.06	SF2 Avery Development LLC
27400006900	5.03	Parmet Co. Inc.
27400004500	0.98	R&R Avery LLC
TOTAL	12.07 Ac.	

Planning Documents:
 Dubscovery v2023.0
 Dublin Community Plan
 FEMA.gov
 Franklin County Auditor GIS
 National Wetlands Inventory

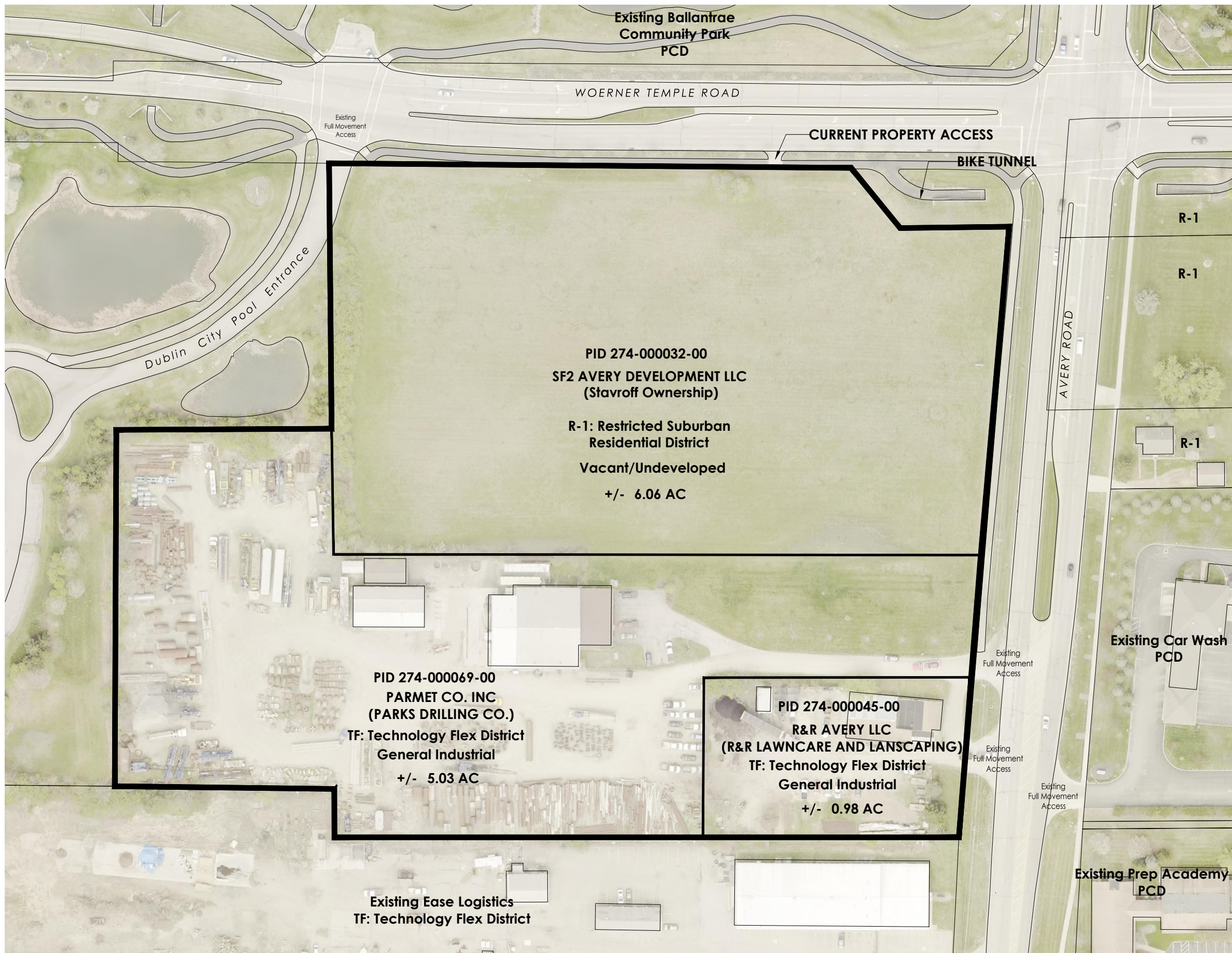
Existing Zoning District:
 R-1: Restricted Suburban Residential District
 TF: Technology Flex District

Existing Land Use:
 Vacant/Undeveloped
 General Industrial

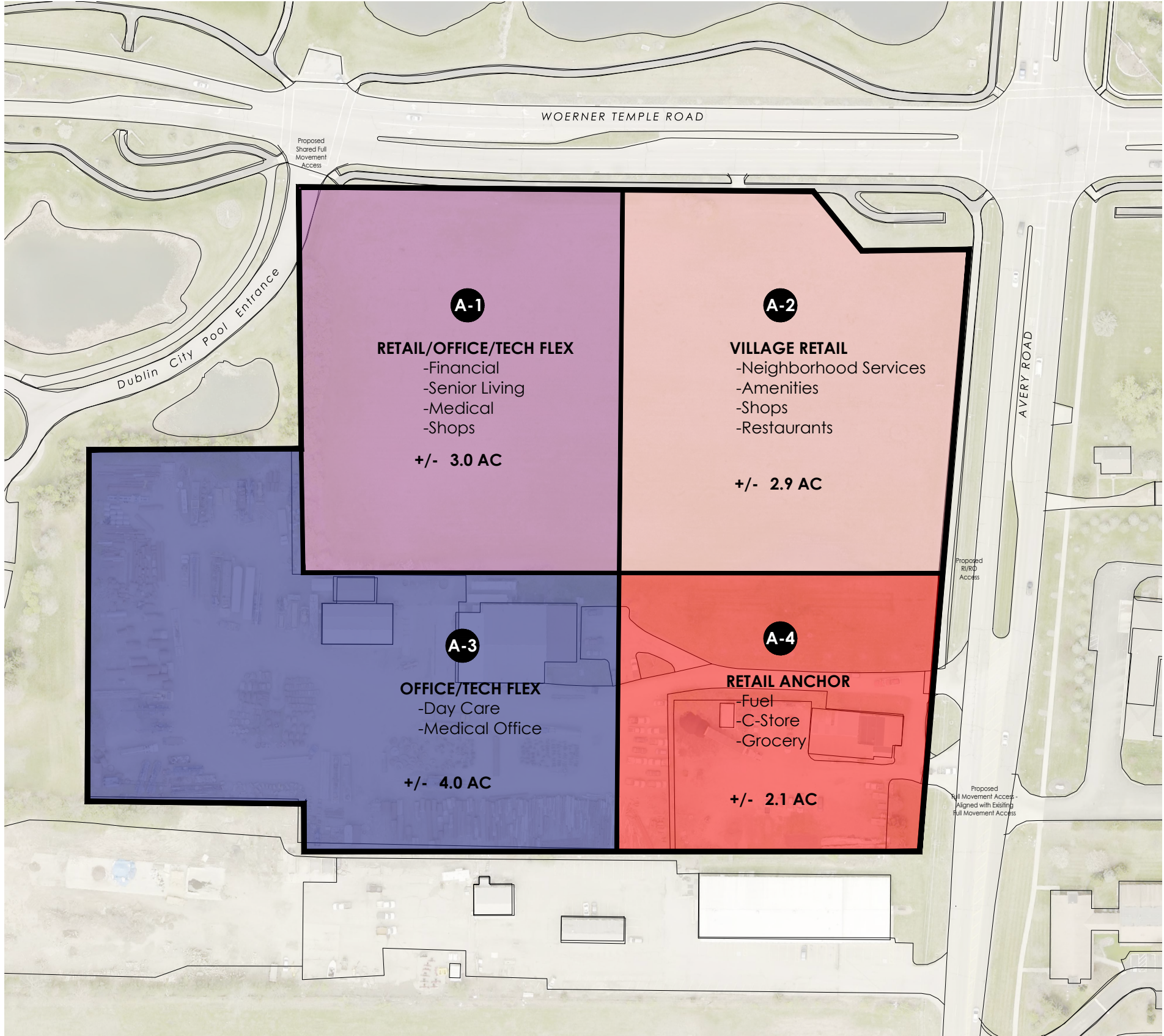
Recommended Land Use: Mixed Use Neighborhood Center

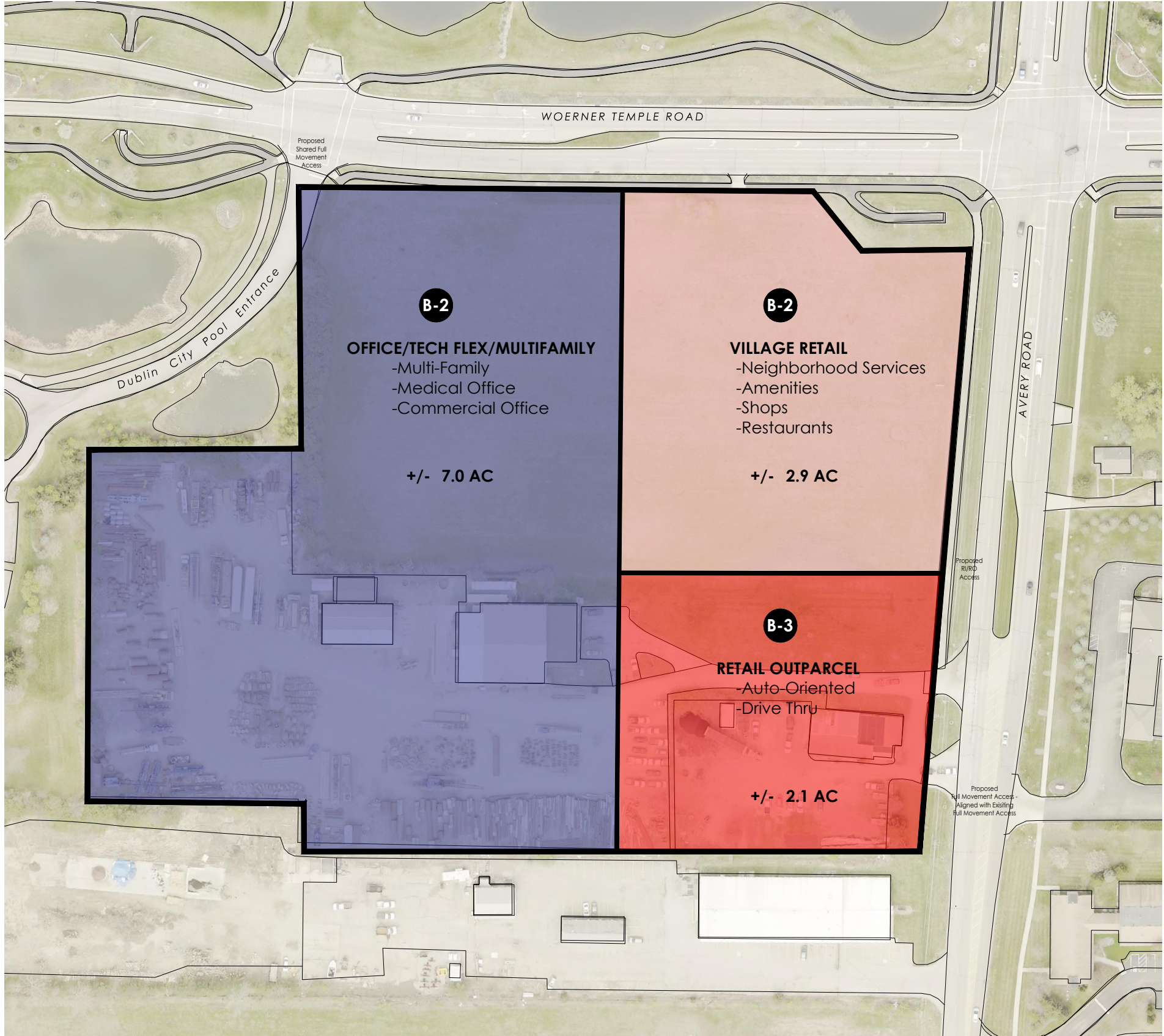
School District: 2510 Hilliard CSD

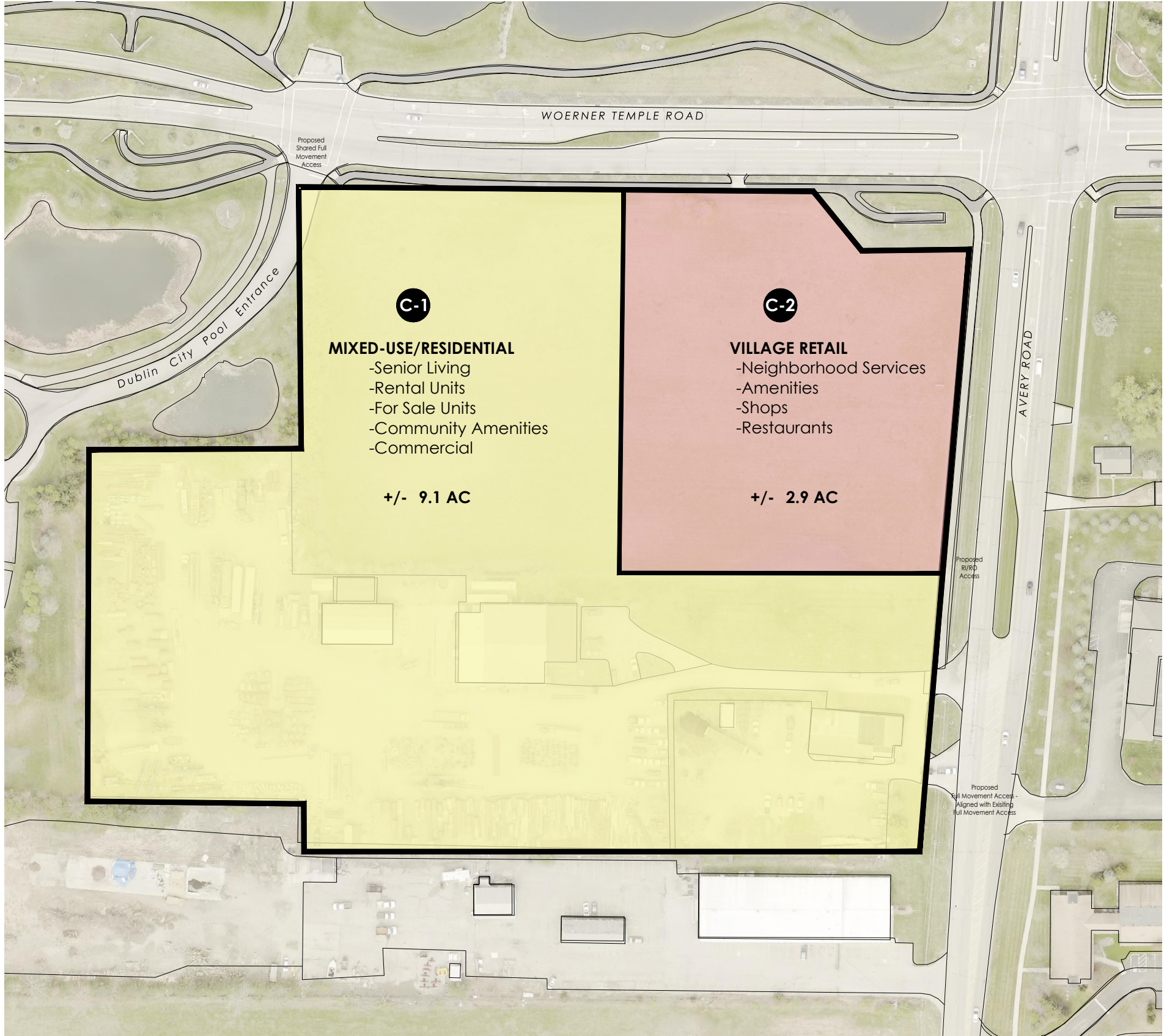
Flood Hazard Area: Zone X - minimal hazard

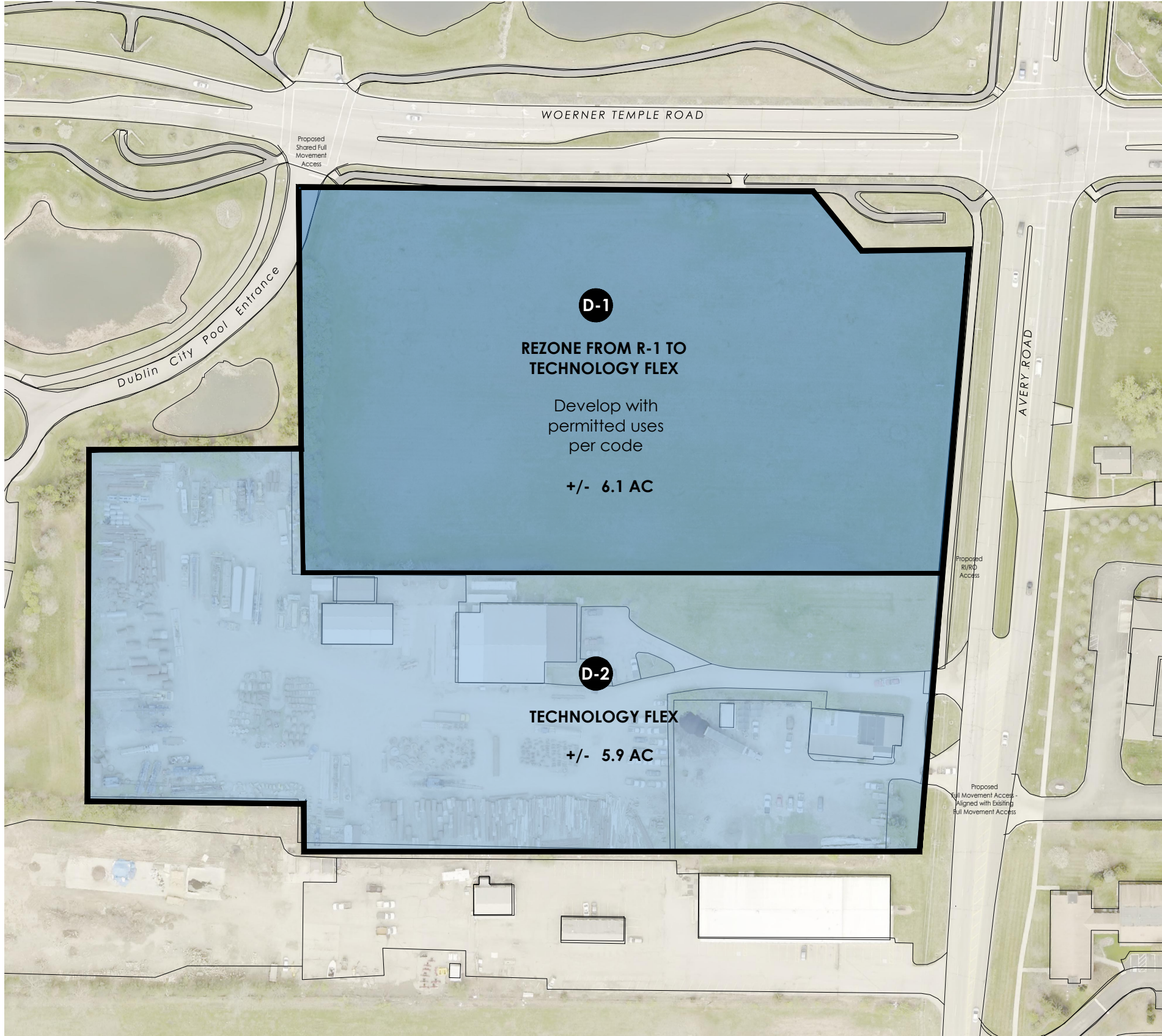


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**TECH-FLEX PERMITTED USES
PER DUBLIN CITY CODE**

- Commercial Uses
 - Animal Care - General Services
 - Animal Care - Veterinary Offices
 - Animal Care - Veterinary Urgent Care and Hospitals
 - Data Center
 - Entertainment and Recreation - Indoor
 - Medical and Diagnostic Laboratory
 - Office - General
 - Office - Call Centers
 - Office - Flex
 - Office - Medical
 - Parking Structures
 - Personal, Repair and Rental Services
 - Retail
 - Transportation- Park-and-Ride
 - Truck and Van Rental Establishments
- Civic, Public & Institutional Uses
 - Day Care - Child
 - Educational Facility
 - Government Services - General
 - Government Services - Safety
 - Government Services - Service
 - Parks and Open Space
- Industrial Uses
 - Construction and Contract Service Trades
 - Manufacturing and Assembly
 - Mini-Storage
 - Motor Vehicle Repair- Major
 - Research and Development
 - Utilities - Electric Substation
 - Utilities - Essential Services
 - Utilities - Wireless Communications
 - Wholesaling and Distribution
- Residential Uses
 - Dwelling - Single-Family

Exhibit E: Land Use Plan C Illustrated

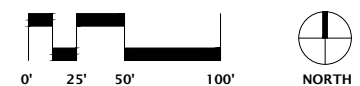
DEVELOPMENT DATA

BUILDING TYPE KEY

- A Village Retail**
-1.5 to 2 Story
-Neighborhood Services & Amenities
- +/- 25 to 30 KSF
- B Mixed-Use**
-2 to 3 Story
-Residential over Commercial
- C Community Amenity / Mixed-Use**
-1 to 3 Story
-Office over Community Amenity
-Residential over Community Amenity
- D Residential**
-2 to 3 Story
-Residential
- +/- 175 to 200 Units

SITE FEATURES KEY

- E Community ID Feature - Gatehouse**
- F Community ID Feature - "Ruin" (usable)**
- G Ballantrae Wall / Columns**
- H Meadow Plantings**
- I Pedestrian Access**
- J Pedestrian Amenity Area**



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