

*Concept Plan Application*

# IRISH VILLAGE

Woerner Temple and Avery Roads, Dublin, Ohio

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**PART 1 - Narrative Statement**

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**I. Introduction**

Irish Village is a mixed-use neighborhood center located at the southwest corner of Avery and Woerner Temple Roads. The site encompasses approximately 11.76 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 Envision Dublin Community Plan’s goals and objectives and incorporates the numerous directives the team received from local neighborhood stakeholders and Planning and Zoning Commissioners.

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.

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.

**II. Location and Planning Data**

• Included Parcels

1. Franklin County 274-000032-00  
SF2 Avery Development LLC  
5.852 Acres
2. Franklin County 274-000069-00  
Parmet Co Inc  
5.036 Acres
3. Franklin County 274-000033-00  
City of Dublin  
12.462 (0.67 Acres included in Application)

- Site Area:  
+/-11.76 acres

- School District:  
Hilliard City School District

- Existing Land Uses:  
Vacant/Undeveloped  
General Industrial  
Parks/Open Space

- Current Zoning:  
R1-Restricted Suburban Residential District  
TF-Technology Flex District  
PUD-Planned Unit Development

- Recommended Land Use:  
MXN - Mixed Use Neighborhood

- Proposed Land Use:  
MXN - Mixed Use Neighborhood

- The site is located at the intersection of Woerner Temple and Avery Roads, in the southwest quadrant.

- The site is bounded by public streets to the north and east (Woerner Temple and Avery Roads). The western boundary is adjacent to public property (Dublin Community Pool South). The southern boundary abuts private property with businesses operating within the Technology Flex Zoning District.

- To the north, across Woerner Temple Road, is Ballantrae Community Park. At nearly 20 acres, this park is the green gateway to the Ballantrae Community.

- To the east, across Avery Road, are both public and private properties, including parks/open spaces, suburban/rural residential, general commercial and neighborhood office/institutional uses.

III. Envision Dublin Community Plan Recommendations

- This concept plan application incorporates ideas and concepts identified in the Envision Dublin Community.
- The Envision Dublin Community Plan recommends the future land use for the subject site as MXN-Mixed Use Neighborhood.

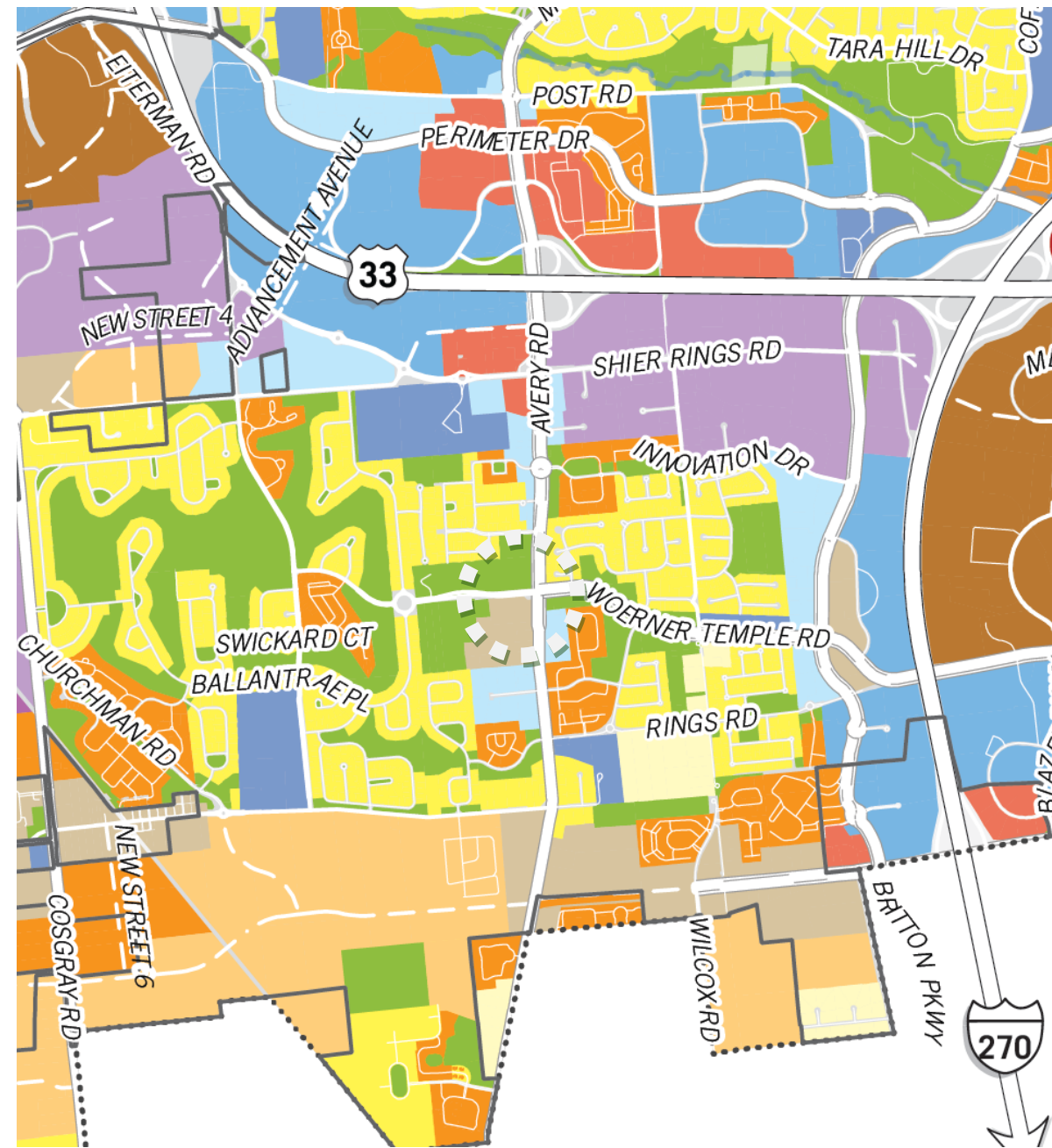


Image excerpt from Envision Dublin Community Plan, Preferred Future Land Use Plan.

- The Envision Dublin Community Plan describes the intent and characteristics specific to MXN-Mixed Used Neighborhood.

**MXN MIXED USE NEIGHBORHOOD**

**INTENT**

Neighborhood services located near existing and future residential neighborhoods that are largely auto-oriented but walkable and scaled to neighborhoods.

**CHARACTERISTICS**

<b>Principal Uses</b>	Office, personal services, commercial, retail, and eating and drinking
<b>Supporting Uses</b>	Single-family residential, multi-family residential
<b>Density</b>	0.33 - 1 FAR
<b>Building Form and Orientation</b>	1-3 stories; residentially-scaled buildings along the street, storefronts and entrances along sidewalk, horizontal or vertical mix of uses
<b>Open Space</b>	Small open spaces such as plazas and pocket parks
<b>Sustainability</b>	Building-mounted solar, green roofs, alternative building materials, permeable pavement, bioswales
<b>Streetscape</b>	Buildings along the street, sidewalks, street trees, patios and seating areas
<b>Parking</b>	Surface parking lots located behind buildings, on-street parking

Image excerpt from Envision Dublin Community Plan.

- The Envision Dublin Community Plan provides character images specific to MXN-Mixed Used Neighborhood.



Image excerpt from Envision Dublin Community Plan.

**IV. Site Plan Overview**

• Site Plan Features

- Provides neighborhood services to nearby residents as a primary land use, accommodating automobiles while remaining walkable and scaled to the neighborhood.
- Provides residential uses as a supporting land use.
- Provides a horizontal mix of uses.
- Buildings are 1-3 stories in height, providing a residential scale along the streets.
- Open spaces and amenity areas are small in scale, such as pedestrian plazas, patios, seating areas and pocket parks.
- Buildings are oriented to the street with vehicular access and circulation to the rear of the buildings.
- Streetscapes feature buildings oriented to the streets, parking, tree lawns and sidewalks.
- Surface parking lots are located away from the major frontage streets.
- Landscaped perimeter greenways provide buffering from adjacent thoroughfares and opportunities for open space amenities including shared-use paths, stormwater features and open space amenities.
- Short, walkable streets and blocks terminating in green spaces.
- New, unique residential home designs featuring front porches and garages to provide walkable, attractive streetscapes.
- Sidewalks on both sides of all streets, connecting to existing neighborhood streets, providing an interconnected regional network.
- Provision for local thoroughfare R/W dedication.

• Development Data

Gross Area:	+/-11.76 Ac.
Land Use A:	Neighborhood Commercial
Land Area:	+/-3.30 Ac.
Floor Area:	+/-30,000 SF
Land Use B:	Residential Mixed Residential
Land Area:	+/-4.79 Ac.
Residential Units:	125-150 Units
Public Right-of-way:	+/-2.65-3.30 Ac.

• Site Access

- The Envision Dublin Community Plan Future Roadway Network identifies Woerner Temple Road as a Collector.
- The Envision Dublin Community Plan Future Roadway Network identifies Avery Road as a Major Arterial.
- A full-movement access point exists along Woerner Temple Road. Located approximately 750 feet from Avery Road, this access point will be reconfigured to provide public street access through the site and to the Dublin Community Pool South.
- A right-in/right-out access point is proposed along Woerner Temple Road, approximately 450 feet from Avery Road.
- A full movement access point is proposed along Avery Road, approximately 550 feet from Woerner Temple Road. This access point will provide public street access through the site.
- Public and private streets stubs will provide future access to properties south of the site.

• Development Pattern

- Public and private street networks will be designed to create a walkable, traditional development pattern. Streets will feature on-street parking, tree lawns and sidewalks.
- Residential buildings will be designed to minimize the impact of garages and garage doors on the neighborhood streetscapes. Garages will be predominantly accessed from service streets located to the rear of the buildings.
- Commercial structures will present to both Worner Temple and Avery Roads as well as interior service streets. Parking areas will be located interior to the commercial blocks, away from the perimeter public streets. Both residential and commercial buildings will be designed to reinforce a “residential” scale and character.

- Perimeter setbacks along Woerner Temple and Avery Roads will feature landscaped open spaces, greenways and storm-water management zones. These spaces will be designed to provide connectivity to the existing SUP network and will feature prominent, integrated pedestrian amenity areas associated with neighborhood commercial uses.
  
- Traffic Management
  - A traffic study is not required at this phase. The applicant will conduct the study as required for future phases of the development approval process.
  
- Water Service
  - Water service is nearby and available to the site.
  
- Sanitary Sewer
  - Sanitary sewer service is nearby and available to the site.
  
- Stormwater Management
  - Stormwater management will be designed to meet the City of Dublin and Ohio EPA regulations and standards.

V. Site Plan Comparison – Informal vs. Concept

Previous Site Plan



Site Plan – Informal Application; March 15, 2024.

- A. Village Retail
- B. Mixed-Use
- C. Community Amenity / Mixed-Use
- D. Residential
- E. Community ID Feature / Gatehouse
- F. Community ID Feature / Ruin
- G. Ballantrae Wall / Columns
- H. Meadow Plantings
- I. Pedestrian Access
- J. Pedestrian Amenity Area

Current Site Plan



Site Plan – Concept Plan Application; August 1, 2024.

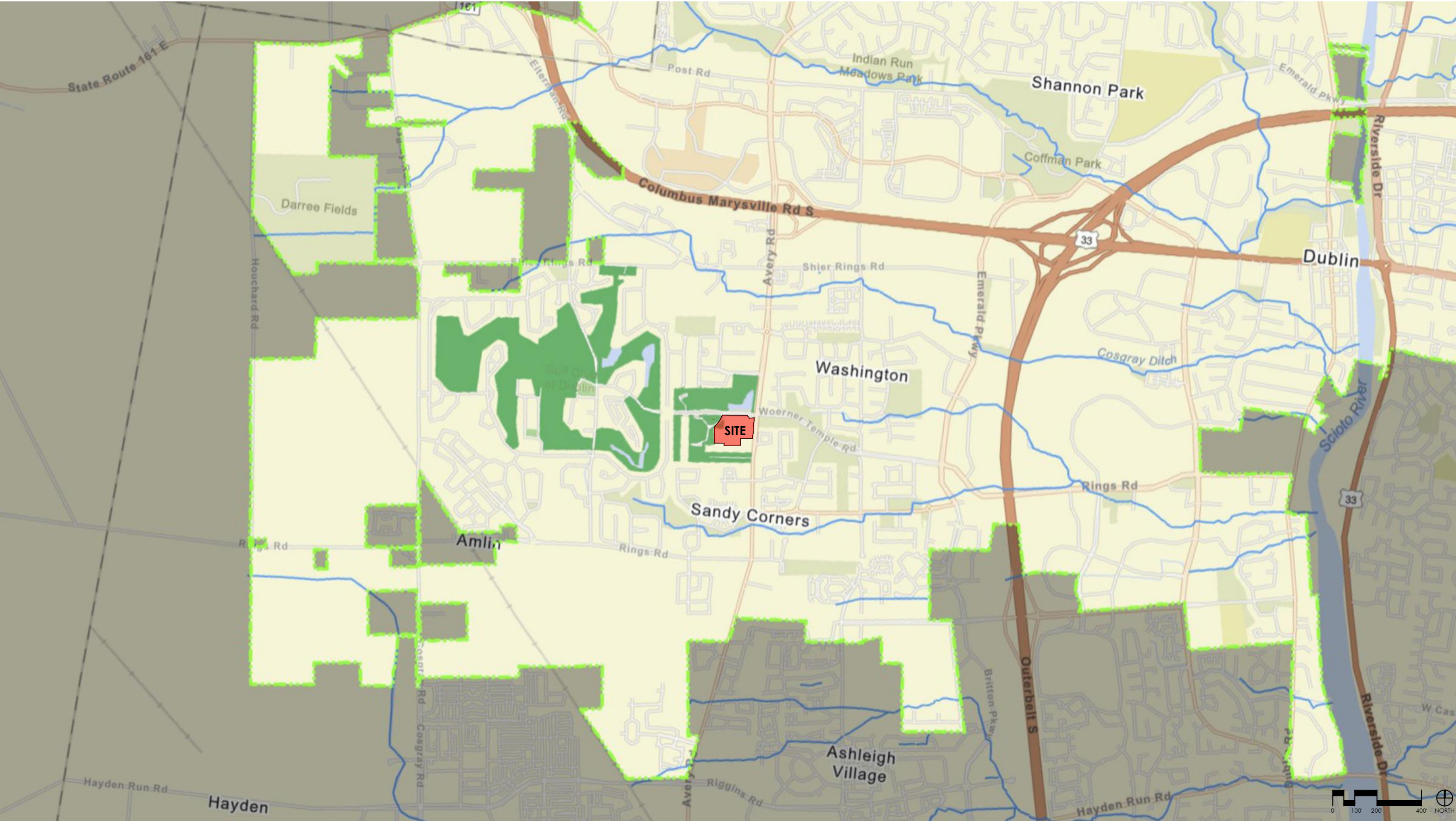
- A. Site Access – Full Movement
- B. Site Access – RI/RO Movement
- C. Site Access – Reconfigured Community Pool Access
- D. Site Access – Potential Off-Site Street Extension
- E. Neighborhood Commercial Use
- F. Drive-Through / Drive-Up Service
- G. Residential Use
- H. Detached Garage
- I. Green Infrastructure / Stormwater Management
- J. Amenity Area



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## **PART 2 – Plans and Drawings**

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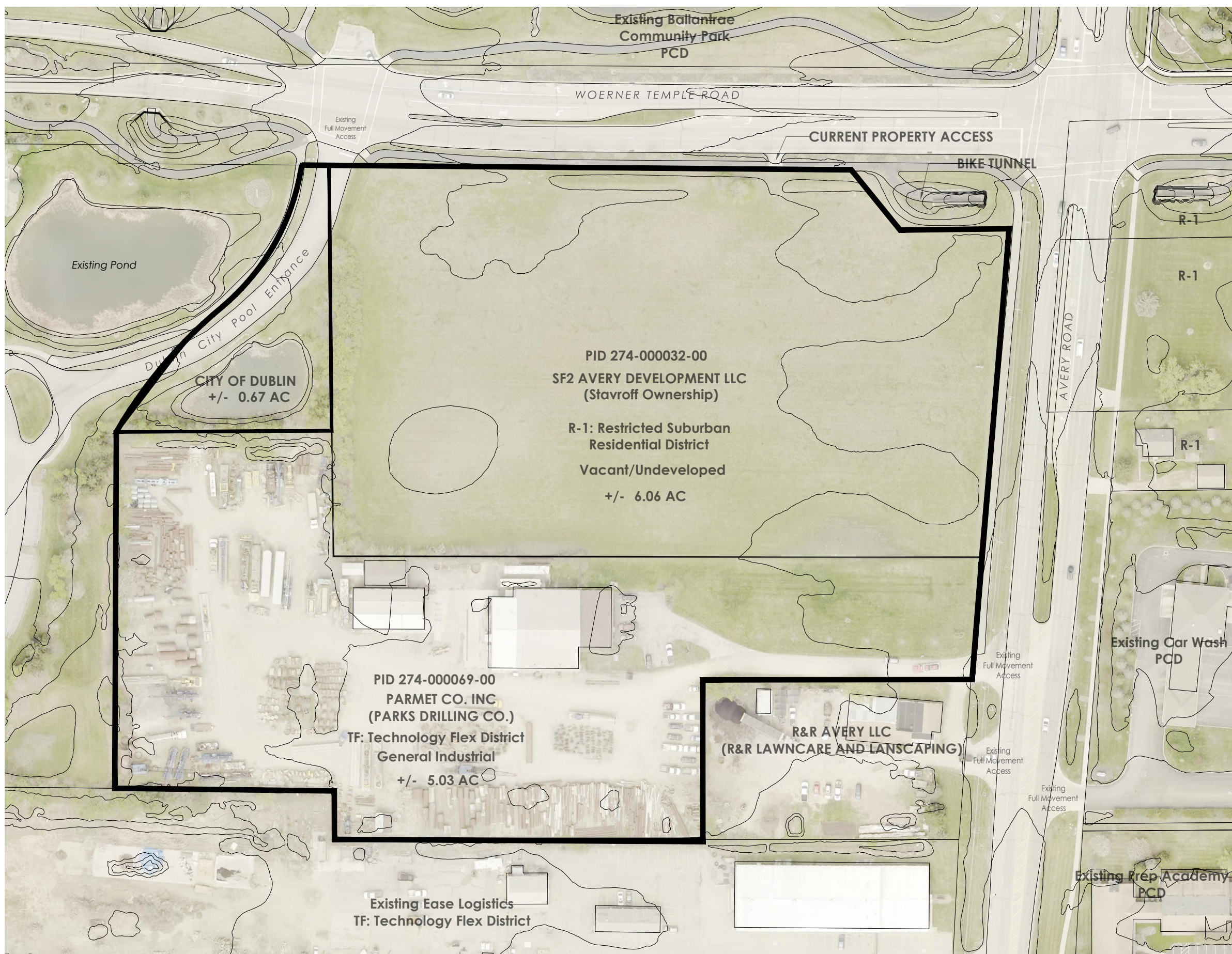


## Exhibit C: Existing Conditions Map

### PLANNING DATA

Included Parcels:	Ac.	Owner
Franklin County ID		
27400003200	6.06	SF2 Avery Development LLC
27400006900	5.03	Parmet Co. Inc.
27400003300	0.67	City of Dublin (portion of parcel)
<b>TOTAL</b>	<b>11.76 Ac.</b>	

Planning Documents:	Dubscovary v2023.0 FEMA.gov Franklin County Auditor GIS National Wetlands Inventory Envision Dublin Community Plan
Existing Zoning District:	R-1: Restricted Suburban Residential District TF: Technology Flex District PUD: Planned Unit Development
Existing Land Use:	Vacant/Undeveloped General Industrial Parks/Open Space
Recommended Land Use:	MXN- Mixed Use Neighborhood
School District:	Hilliard City School District
Flood Hazard Area:	Zone X - minimal hazard





**Exhibit D: Illustrative Site Plan**

**DEVELOPMENT DATA**

Gross Area:	+/-11.76 Ac.
Land Uses:	Neighborhood Commercial Residential
<u>Neighborhood Commercial</u>	
Land Area:	+/-3.3 Ac.
Floor Area:	+/-30,000 SF
Parking Provided:	150 Spaces
<u>Residential</u>	
Land Area:	+/-4.9 Ac.
Total Units:	125-150
Parking Provided:	300 Spaces

**DEVELOPMENT STANDARDS**

<u>Setbacks</u>	
Avery Road:	50' Building and Parking
Woerner Temple Road	50' Building and Parking
Public Streets (Interior):	15'
<u>Public Streets</u>	
Right of Way:	65'
Drive Lanes:	11' (2 Drive Lanes)
Parking:	8' (Both Sides)
Tree Lawn:	7'
Sidewalk:	6' (Both Sides)

**SITE PLAN NOTES**

- A** Site Access - Full Movement
- B** Site Access - RI/RO Movement
- C** Site Access - Reconfigured Community Pool Access
- D** Site Access - Potential Off-Site Street Extension
- E** Neighborhood Commercial Use
- F** Drive-Through/Drive-Up Service
- G** Residential Use
- H** Detached Garage
- I** Green Infrastructure / Storm Water Management
- J** Amenity Area



## Exhibit E: Subarea Diagram

### SUBAREA A

Area: +/- 3.30 Ac.  
 Permitted Uses: Neighborhood Commercial  
 Height: 35' Max

### SUBAREA B

Area: +/- 0.95 Ac.  
 Permitted Uses: Mixed Residential & Commercial  
 Height: 35' Max

### SUBAREA C1

Area: +/- 2.34 Ac.  
 Permitted Uses: Residential  
 Height: 35' Max with Limited 45'

### SUBAREA C2

Area: +/- 1.50 Ac.  
 Permitted Uses: Residential  
 Height: 45' Max

### SUBAREA D

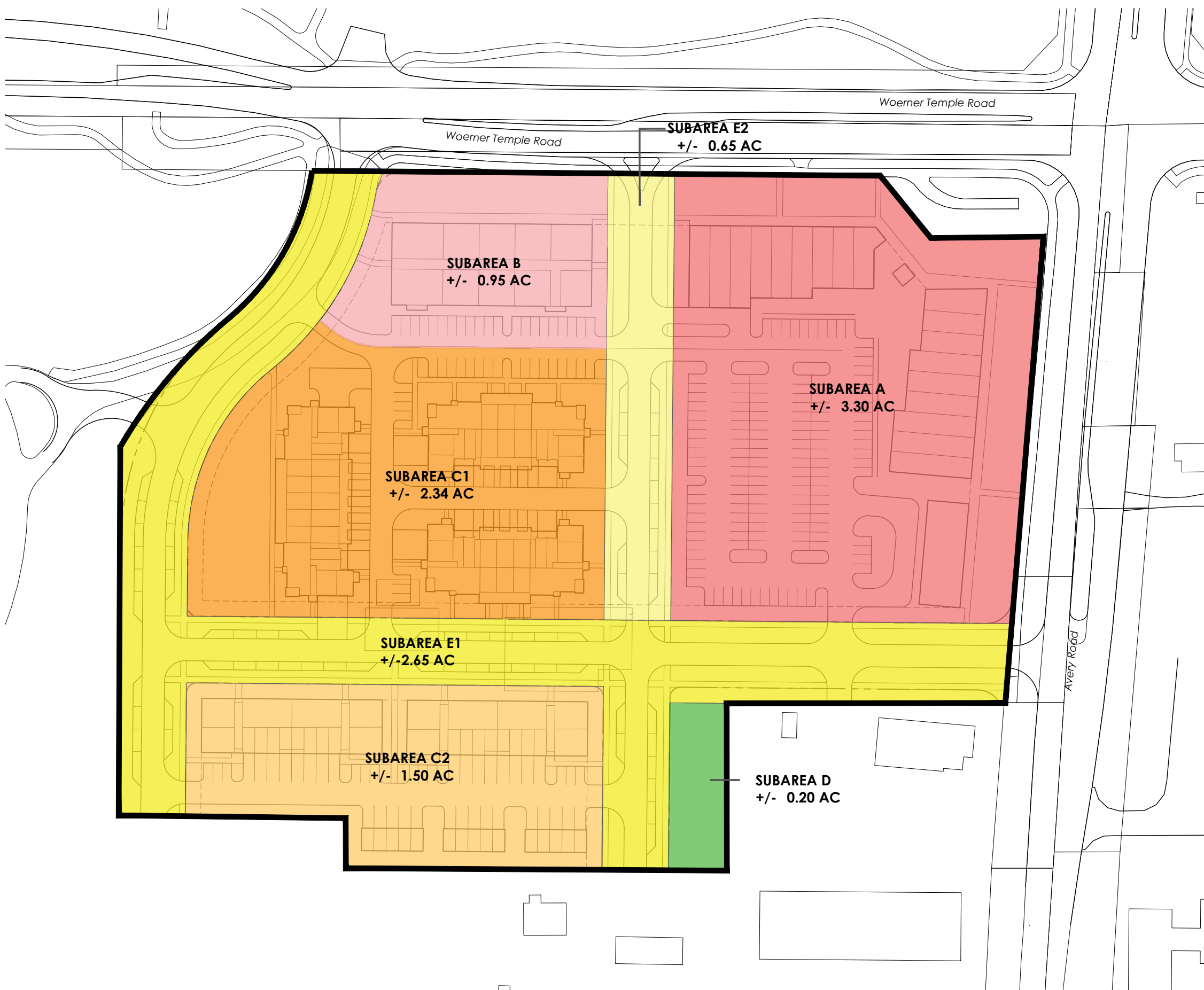
Area: +/- 0.20 Ac.  
 Permitted Uses: Open Space

### SUBAREA E1

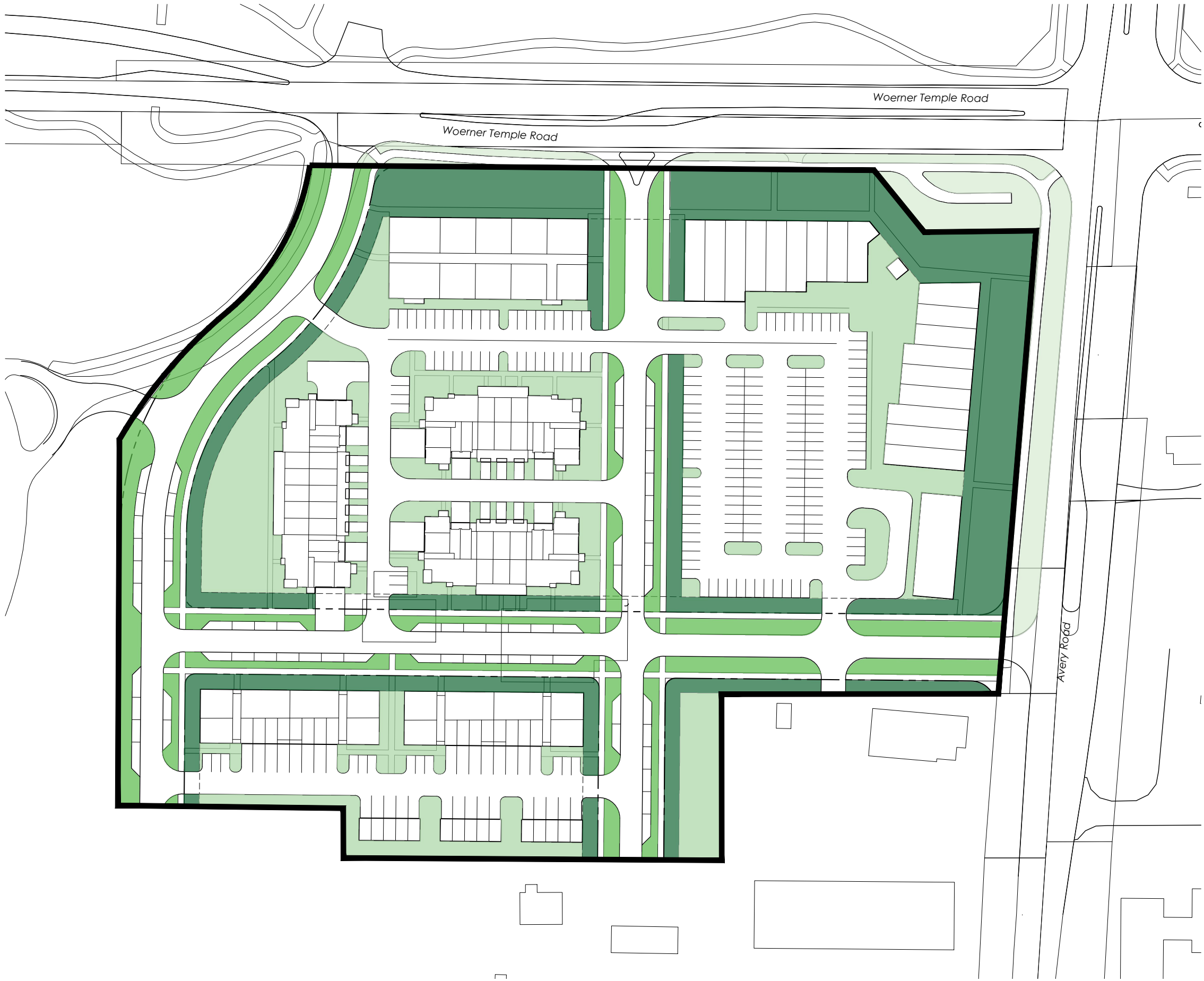
Area: +/- 2.65 Ac.  
 Permitted Uses: Public Streets





### SUBAREA E2

Area: +/- 0.65 Ac.  
 Permitted Uses: Public/Private Streets







**Exhibit F: Open Space Diagram**

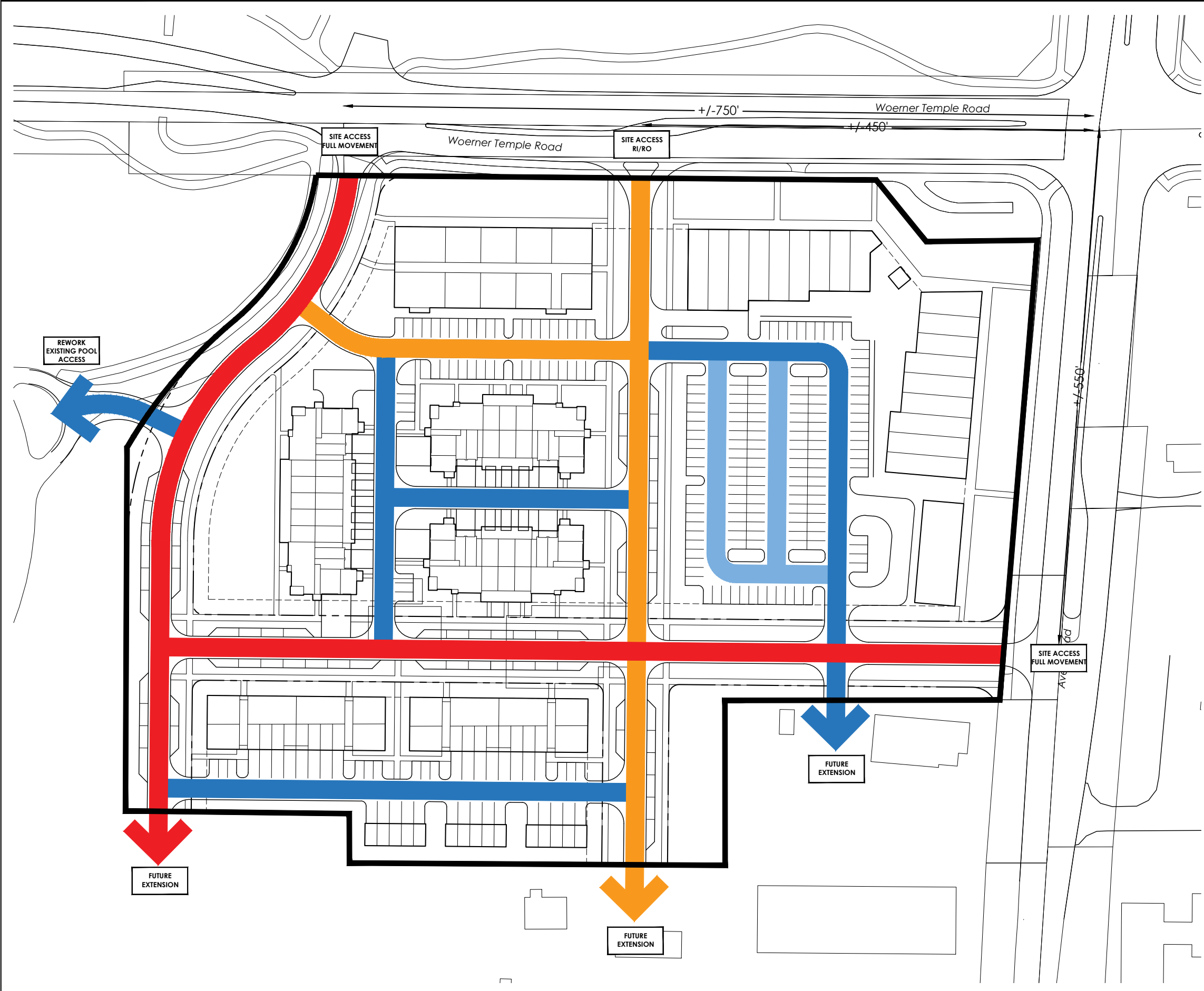


-  Green Space within 50' & 15' Setback  
+/- 1.95 AC
-  Green Space within ROW  
+/- 1.11 AC
-  Miscellaneous Green Space/Pedestrian Amenity Space  
+/- 1.85 AC
-  Green Space from Property Line to Edge of Roadway  
+/- 0.43 AC





# Exhibit G: Street Network Diagram

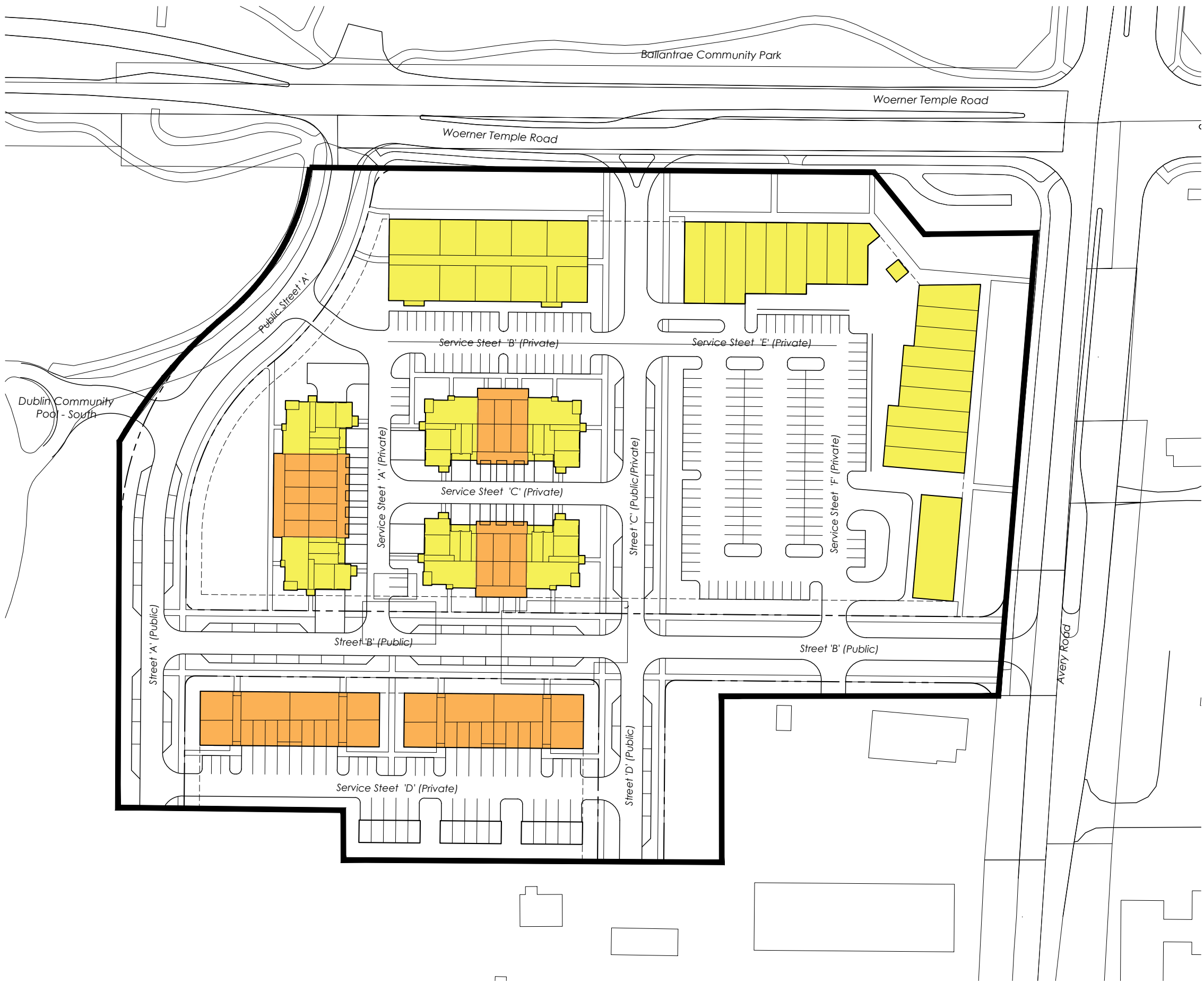
-  Primary Thoroughfare: Public Streets
-  Secondary Thoroughfare: Public and Private Streets
-  Service Street
-  Parking Access Aisle





# Exhibit H: Building Height Diagrams

-  35' Building Height / 2 Story Maximum  
\* Current Ballentrae approved building height.
-  45' Building Height / 3 Story Maximum





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**Exhibit L: Site Elements**



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 August 1, 2024

