

PLANNING REPORT

Planning & Zoning Commission

Thursday, September 5, 2024

Irish Village 24-106CP

<https://dublinohiousa.gov/pzc/24-106/>

Case Summary

Address	5745 Avery Road, 6363 Woerner Temple Road, & PID: 274-000032
Proposal	Mixed-use development consisting of ±30,000 square feet of commercial space, 125-150 residential units, and associated site improvements on ±11.76 acres.
Request	Request for a Concept Plan (CP) review and feedback under the provisions of Zoning Code Section 153.050.
Zoning	R-1, Restricted Suburban Residential District, TF, Technology Flex District, and PUD, Planned Unit Development District – Woerner Temple Park and Pool.
Planning Recommendation	<u>Consideration of the Discussion Questions.</u>
Next Steps	Upon approval of the Concept Plan, the applicant may be eligible to apply for a Rezoning/Preliminary Development Plan (PDP) and Preliminary Plat to establish a new Planned Unit Development (PUD).
Applicant	Stavroff
Case Manager	Bassem Bitar, Deputy Director of Planning bbitar@dublin.oh.us (614) 410-4635



Community Planning and Development



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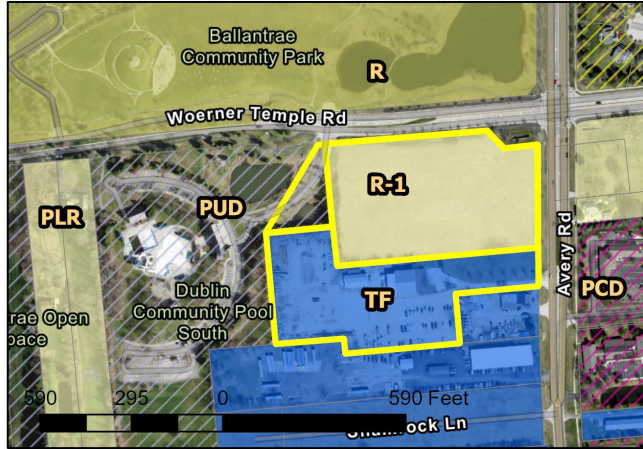
Site Location Map

24-106CP - Irish Village



Site Features

- 1 Vacant Parcel
- 2 Part of City Parcel
- 3 Existing Industrial Use



1. Background

Site Summary

The site consists of two parcels located southwest of the intersection of Avery and Woerner Temple Roads and a portion of a city-owned parcel, including the Dublin Community Pool South. It has approximately 686 feet of frontage along Woerner Temple Road and 464 feet along Avery Road. The northern parcel is \pm 6.06 acres in area and is currently undeveloped. The southern parcel (at 5745 Avery Road) encompasses \pm 5.03 acres and is used for industrial purposes. It is accessed through a curb cut along Avery Road and is developed with two warehouse structures built in 1987. The city-owned tract is \pm 0.67 acres in area and currently contains part of the access drive to the Pool site and a detention basin.

The undeveloped parcel is zoned R-1, Restricted Suburban Residential District. Permitted uses within this district include single-family dwelling structures, home occupations, public and private schools, parks, Type B childcare, and accessory child and adult daycare. The southern parcel is zoned TF, Technology Flex District, which permits a variety of industrial, office, commercial, and civic uses. The city parcel is zoned PUD: Woerner Temple Park and Pool.

The Dublin Community Pool South borders the site to the west, with a landscape business and a logistics operation to the south. Ballantrae Community Park is located across Woerner Temple Road to the north. Balgriffin Park, a single-family residence and a carwash are located across Avery Road to the east.

Case History

April 2024

The Planning and Zoning Commission (PZC) reviewed and provided non-binding feedback on an informal proposal for a mixed-use development of the site, which, at the time, also included the parcel at 5735 Avery Road at the southeast corner (but no city-owned property) - Case #24-046INF. The proposal included the following:

- Northeast quadrant: Neighborhood retail uses consisting of 1½-2 story buildings with a cumulative square footage of 25,000-30,000.
- Northwest quadrant: A 2-3 story structure with residential over commercial uses and a 1-3 story building housing a community amenity on the first floor with residential or office uses above.
- Southern half: Eleven 2-3 story multi-family residential structures designed to look like "big houses" with a total of 175-200 units.
- Shared interior parking to serve the northern quadrants.
- Various site features intended to create a unified design approach with the Ballantrae neighborhood and community park, including stone walls and columns, a gatehouse, functional "ruins", plazas and meadow plantings.

- Two full access points were shown in the proposal, including one shared with the community pool entrance on Woerner Temple Road and the other near the southern property line on Avery Road. A right-in/right-out curb cut along Avery Road near the midpoint of that frontage was also included.



Previous Plan (Informal Review)

PZC members provided the following feedback:

- General support for the overall mix of uses, layout and architectural theme as a complement to the surrounding communities.
- Support the "big house" concept, noting the importance of the architectural details and design variations.
- Need for maintaining park-like settings along the roadway frontages, either in the form of larger setbacks or patios and other amenities that could activate the frontages while maintaining view corridors to the nearby parks.
- Need to limit the building heights to 2 stories, although occasional third floors could be utilized strategically if the overall character is maintained.
- Importance of pedestrian connectivity, architectural details, orientation towards the internal and external streets, and possibly replacing the residential building

along the Avery Road frontage with an additional neighborhood commercial structure.

June 2011

City Council Approved a Rezoning for the sites at 5735 and 5745 Avery Road to TF – Technology Flex District via Ordinance 34-11.

October 1990

City Council accepted an Annexation of approximately 733 acres, including the properties on this site, into the City of Dublin via Ordinance 89-90.

Process

The proposed development requires the establishment of a Planned Unit Development (PUD). This is a three-step process, as noted below. The Concept Plan (CP) allows PZC to provide early non-binding feedback.

1. *Concept Plan*
2. Preliminary Development Plan (PDP)/Rezoning
3. Final Development Plan (FDP)

Community Engagement

The applicant held two meetings with the Ballantrae Community Association (BCA) representatives in December 2023 and February 2024. The input provided at those meetings was incorporated into the Informal Plan presented to PZC in April. The applicant is scheduled to have another meeting with BCA representatives on September 3.

2. City Plan and Policies

Envision Dublin Community Plan

Future Land Use

The future land use designation for the proposed development site is MXN, Mixed Use Neighborhood. MXN intends to provide neighborhood services near existing and future residential neighborhoods that are walkable, auto-accessible, and scaled to neighborhoods. Principal uses include office, personal services, commercial, retail, and eating and drinking. Supporting uses are single-family and multi-family residential. Buildings are envisioned to be 1-3 stories in height, residentially scaled, and located along the street, with a horizontal and vertical mix of uses and a density of 0.33-1 FAR. Storefronts and entrances are intended to be along sidewalks, with on-street and surface parking in the rear. Small open spaces like plazas and pocket parks are envisioned to be integrated with the buildings.

Multimodal Thoroughfare Plan

The Multimodal Thoroughfare Plan within Envision Dublin designates the section of Avery Road adjacent to the proposed development site as an Arterial with a Traditional Dublin Character. The relevant section of Woerner Temple Road is defined as a Connector Boulevard with a Rural Character.

Arterials combine the traditional major arterial with separated bicycle/pedestrian facilities on both sides and serve to move vehicular traffic to and from freeways. They represent the one street classification where efficient vehicle travel remains prioritized, recognizing that the private automobile remains a key component of travel in and around Dublin. Separated bicycle and pedestrian facilities support vulnerable road users (VRU), and to keep reasonable crossing lengths, arterials are recommended to be a maximum of four lanes wide, with turn lanes as needed.

Connector Boulevards combine the traditional minor arterial with connector routes. They provide connectivity between the more heavily traveled Commuter Boulevards and smaller streets associated with more residential areas. Active transportation facilities on Connector Boulevards are typically characterized by a shared use path (SUP) on both sides of the roadway, though some areas may use one SUP and one sidewalk. The number of vehicle lanes varies from two to four, and vehicle parking may be provided on Connector Boulevards in an urban context.

The Traditional Dublin character exemplifies the high-quality standards by which Dublin's primary roadways have been designed, built and landscaped over the past several decades to provide a very formalized and maintained roadway. This includes the following:

- Use of 100-foot setbacks or equivalent to blend with surrounding developments.
- Design of curvilinear roads with landscaped medians and bike paths.
- Installation of formal, maintained landscape treatments.
- Focus on ponds and water features with maintained and/or hardscaped edges.
- Use of variable mounding with landscaping to screen uses along roadways.
- Primarily curb and gutter design but may include swales and berms.

The Rural Character results from the cultural and historic use of the region for agricultural purposes. The roadways are typical of unincorporated areas or old township roads and are informal, evoking a sense of the past prior to development and include the following:

- Application of generous setbacks ranging from 100 to 200 feet.
- Integration of open views and vistas into adjacent development, including greater than 200 feet in some areas, to increase the sense of openness.
- Provision of informal landscaping that focuses on native plant species and naturalized forms (meadows, wildflowers, grasses, wetland areas etc.).
- Trees, fencerows, and woodland plantings should provide additional screening and a sense of enclosure.
- Preservation of historic farmsteads, barns or outbuildings that emphasize the area's agrarian history.
- Design of naturalized ponds with aquatic plants and informal edges.
- Integration of "rural" road design that may include berms, swales and/or variable medians.
- Provision of shared entrances to minimize curb cuts and maintain openness.

3. Project

Summary

The applicant proposes a mixed-use development consisting of ±30,000 square feet of commercial space, 125-150 residential units, and associated site improvements on the ±11.76-

acre site. The overall character and mix of uses are consistent with the Informal Review, although the site layout has been refined. Notable differences include the exclusion of the property at the southeast corner of the original site and the inclusion of a portion of the community pool property at the northwest corner.

Site Access and Roadway System

The site plan is organized around a grid of proposed public and private streets, as seen in the graphic below. Two public streets are proposed with full-access intersections. One (Street A) would share the existing community pool access from Woerner Temple Road. At the same time, the other (Street B) would be located near the southern property line, providing access from Avery Road. A north-south street (Street C) with right-in/right-out access near the middle of the Woerner Temple Road frontage is also proposed as either public or private. Both Streets A and C would provide future connectivity to sites to the south, allowing for a more robust pedestrian/bicycle/transportation network and additional site access in the future.



Concept Plan

It should be noted that neither of the intersections of Streets B and C, along with the existing public roads, meet the desired intersection spacing. The Street B/Avery Road intersection would also conflict with existing curb cuts on both sides of Avery Road. In addition, as proposed, Street A would require realignment of the pool access drive and a retention basin, which are

currently located on city-owned property. Previous plans for the area envisioned a public street in this vicinity, although the details (including the use of city property) would have to be further studied. If the project moves forward to the PDP/Rezoning stage, a Traffic Impact Study (TIS) would be required. The access points would be finalized along with the associated traffic control through the study process, and any off-site improvements would be identified. The scope of the TIS shall be established through a Memorandum of Understanding to determine the specific needs and evaluations for the site.

Streets A, B and C would have similar right-of-way widths and character to the Shared Street Typology in Community Plan, including sidewalks, tree lawns and on-street parking. Several private drives would provide access to parking for the various uses on site.

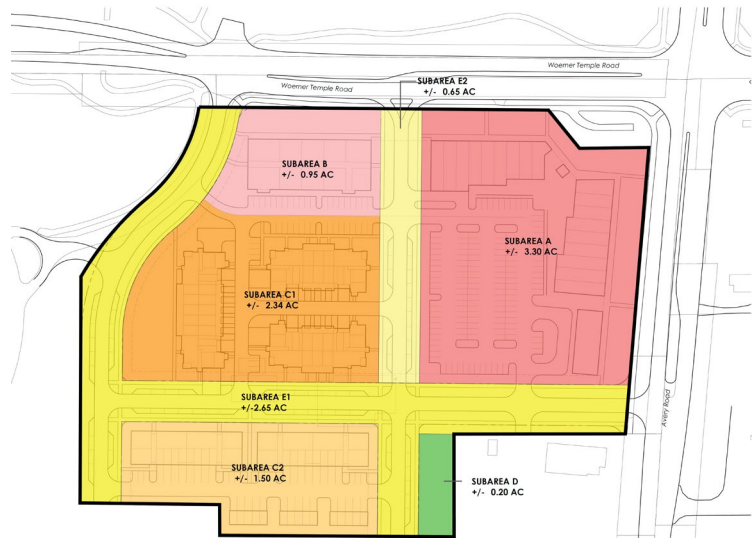
Subareas and Uses

The proposed street grid divides the site into 5 subareas, as noted below. The buildings would be oriented toward the internal and external streets with a proposed 50-foot setback from the right-of-way lines of Woerner Temple and Avery Roads. Space within those setbacks is proposed to include green infrastructure, stormwater management, outdoor patios, and amenity areas.

Site features such as stone walls and columns, gatehouse, ruins, plazas and meadow plantings are consistent with the informal proposal to create a design approach consistent with the Ballantrae neighborhood and community park.

Subarea A

This subarea would occupy ± 3.30 acres in the site's eastern half and include neighborhood commercial uses. It should be noted that, unlike the Informal Review version, this proposal incorporates up to two potential drive-through/drive-up businesses. Parking is internal to the site and is proposed to be screened by the stone walls and amenities. The drive-through lanes would be accessed from within the parking lot, although the northern one (near the Woerner Temple Road frontage) does not appear to allow sufficient stacking.



Subarea Diagram

Subarea B

This ± 0.95 -acre tract would occupy the remainder of the Woerner Temple Road frontage and contain a single building. The applicant has indicated that the use would be either residential only or a mix of residential and commercial. Parking is proposed south of the building.

Subarea C1

Located south of Subarea B, this ± 2.34 -acre subarea is proposed to be developed with three multi-family residential buildings with frontage along the public and private streets. The

structures would incorporate attached garages, although direct street access is minimized. On-street parking is also proposed to accommodate the parking needs.

Subarea C2

At ± 1.50 acres, this subarea would occupy the southwest part of the site and contain two multi-family residential buildings with surface and detached garage parking. The buildings would front along Street B.

Subarea D

This ±0.20-acre subarea would be located across Street C from Subarea C2, containing open space, site amenities, and a landscape buffer from the existing business to the east.

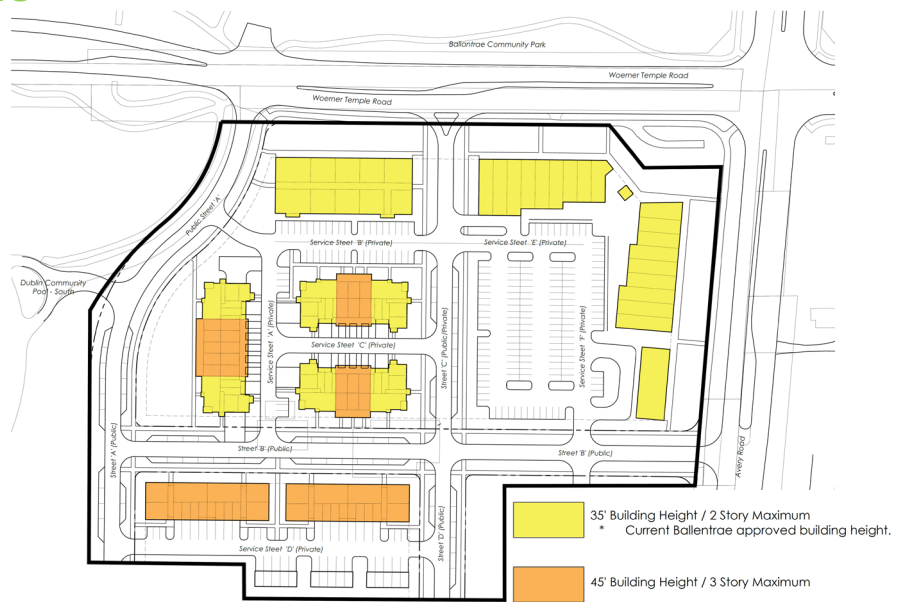
Building Mass and Architecture

All buildings with frontage on Avery and Woerner Temple Roads would have a maximum height of 35'/2-stories.

Each of the three residential buildings in Subarea C1 would vary in height from two stories (up to 35') at the ends to three stories (up to 45') in the middle.

The residential buildings in Subarea C2 would be three stories in height, up to 45'.

All buildings are proposed to employ a traditional architectural theme, taking cues from the character of the Ballantrae neighborhood.



Building Height Diagram



Commercial Character



Residential Character (Subarea C1)

4. Plan Review

The applicant is requesting a Concept Plan review and non-binding feedback prior to submitting a Preliminary Development Plan/Rezoning. Discussion questions are framed for PZC to provide feedback to the applicant.

Planning Recommendation: The Commission considers the following discussion questions and provides non-binding feedback regarding the conceptual development proposal.

Discussion Questions

1) Is the Commission supportive of the inclusion of drive-through/drive-up facilities and the potential wholly residential building along Woerner Temple Road?

As noted above, the Community Plan envisions a mixed-use neighborhood at this site that is accessible by car but is designed as a walkable neighborhood that is pedestrian-scaled. During the Informal Review, Commission members expressed overall support for the mix of uses, but drive-through/drive-up facilities were not contemplated. In addition, the proposed building in Subarea B (along Woerner Temple Road) could either house a mix of uses or be exclusively occupied by multi-family residential units. The Commission should consider whether including drive-through/drive-up facilities is appropriate and if a wholly residential building is acceptable along the Woerner Temple Road frontage.

2) Is the Commission supportive of the proposed site layout?

The Concept Plan organizes the development around a public/private street grid with tree lawns, sidewalks and other amenities. A 50' setback is proposed along the road frontages. As noted above, the roadway character in the Thoroughfare Plan contemplates a 100-foot or equivalent setback along Avery Road, and generous setbacks of 100-200 feet along Woerner Temple Road to maintain a rural character. During the Informal Review, Commission members expressed willingness to accept smaller setbacks as long as patios or other amenities were incorporated to activate the frontage while maintaining view corridors to the adjacent parks. The applicant is proposing green infrastructure/natural landscaping within the setback, along with walkways, patios, stone walls and other amenities consistent with several roadway character recommendations. The Commission should consider whether the proposed setback/treatment is appropriate.

3) Is the Commission supportive of the proposed building height and character?

At the Informal Review, Commission members noted that the building height should be capped at two stories. However, occasional third floors could be considered at strategic locations if the overall character is maintained. As described above, the Concept Plan limits the building height to two stories along the existing roadway frontages but incorporates some three-story components into the residential buildings in Subarea C1. Buildings in Subarea C2 are entirely three stories in height with one-story detached garages. The renderings provided by the applicant show how the overall architectural character is intended to be maintained. The Commission should consider whether the building's height and character are appropriate.

4) Any additional considerations from the Commission.