

PLANNING REPORT

Planning and Zoning Commission

Thursday, January 9, 2025

Summit View Road Rezoning 24-107Z


www.dublinohiousa.gov/pzc/24-107


Case Summary

Address	3838 Summit View Rd.
Proposal	Request for review and recommendation of approval for the rezoning of an approximately 1.53-acre site from R-1, Restricted Suburban Residential District to SO, Suburban Office and Institutional District.
Request	Review and approval for standard district rezoning under the provisions of Zoning Code Section 153.232.
Zoning	R-1, Restricted Suburban Residential District and SO, Suburban Office and Institutional District
Planning Recommendation	Recommendation of Approval of the Standard District Rezoning to City Council with no conditions.
Next Steps	Upon a recommendation from the Planning and Zoning Commission, of the standard district rezoning, the application will be forwarded to City Council for final determination.
Applicant	Akhil Patel, Property Owner
Case Manager	Zach Hounshell, Planner II (614) 410-4652 zhounshell@dublin.oh.us

Community Planning and Development



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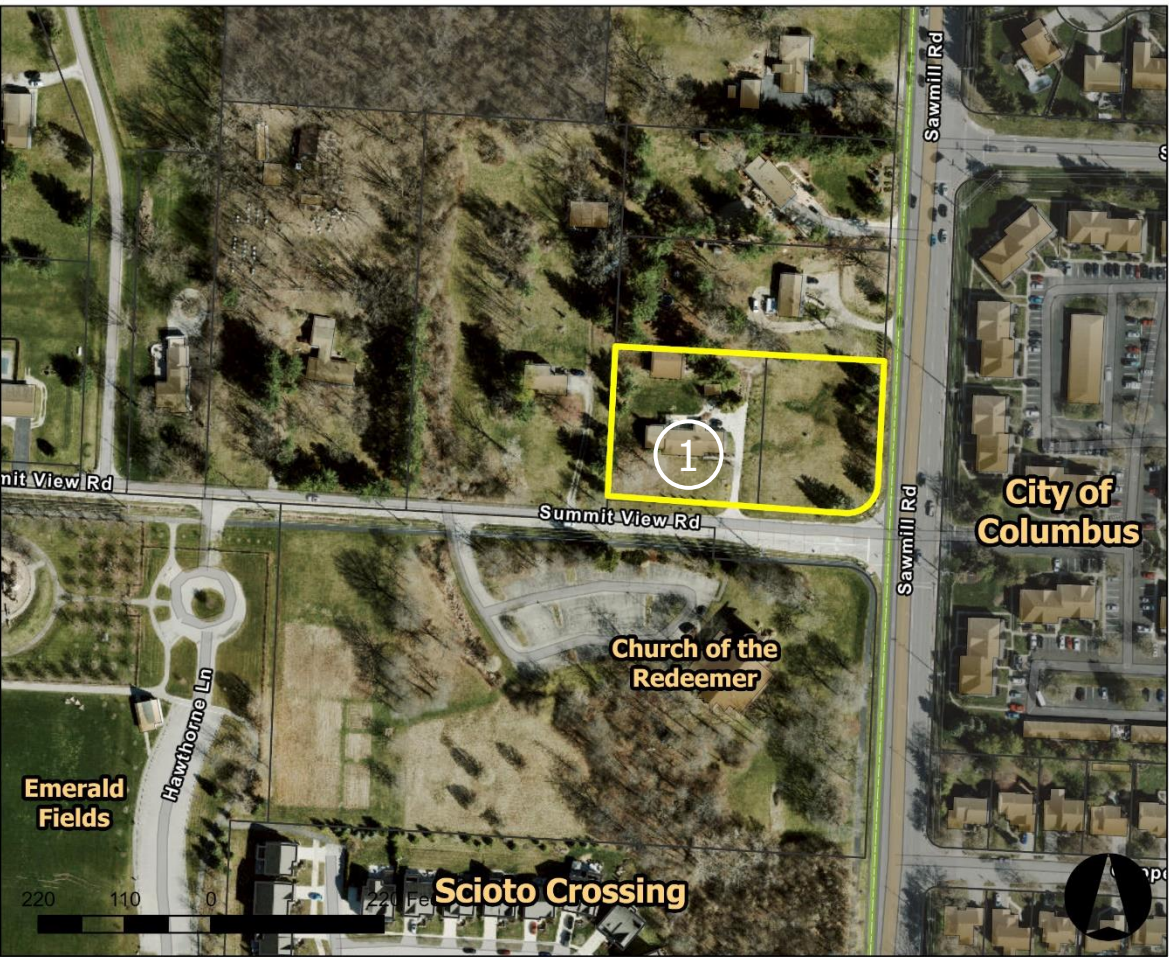
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24-107Z - Summit View Road Rezoning

Site Features

- 1 Existing single-family house



1. Request and Process

Key Takeaways

The following bullet points contain key information to consider for the proposed Standard District Rezoning:

- The request is to change the zoning of the site from R-1, Restricted Suburban Residential District to SO, Suburban Office and Institutional District.
- This change is requested to align with the Future Land Use Plan recommendations for the site (Mixed Use Neighborhood).
- A previous application in 2017 rezoned a portion of the site to SO from R-1, similar to this application.

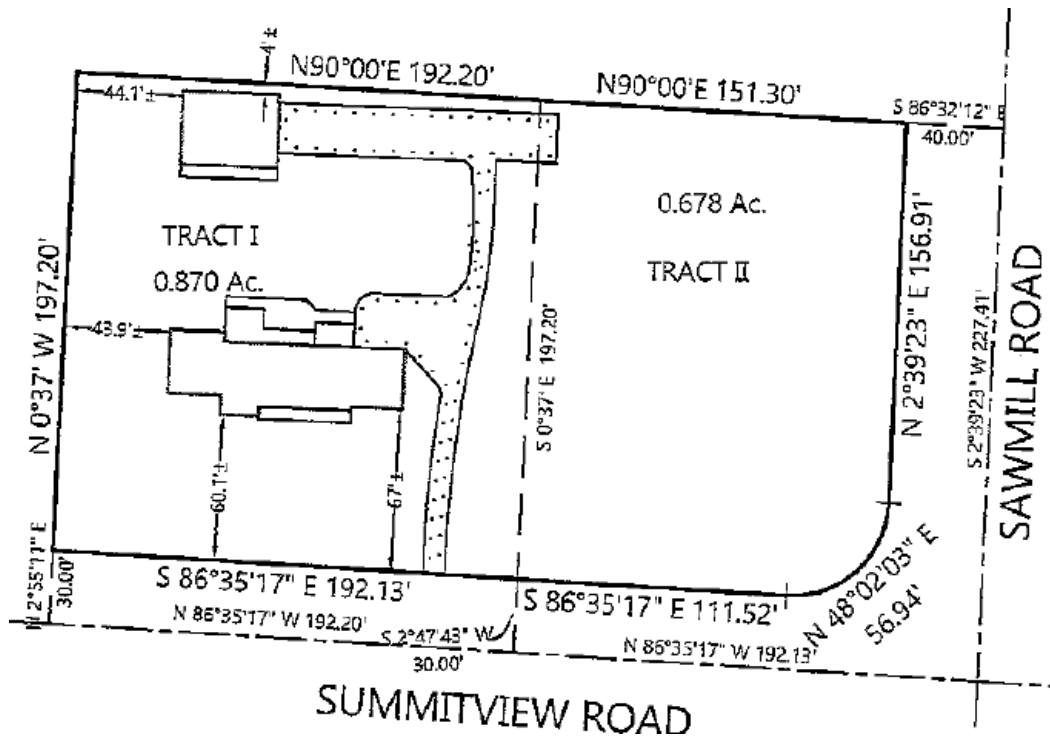
Application Type

The Standard District rezoning process is a two-step process heard by both Planning and Zoning Commission and City Council. Below are the key considerations for a Rezoning:

- The proposed rezoning aligns with the recommendations of the Community Plan and Future Land Use Plan.
- The proposed rezoning aligns with the recommendations of the Thoroughfare Plan.
- The proposed rezoning is only for the establishment of a zoning district and does not contemplate the development of the site.

Process

1. **Standard District Rezoning Recommendation (PZC)**
2. **Standard District Rezoning Determination (CC)**



2. Background

Site Summary

The 1.53-acre site contains two tracts, both owned by the applicant, located northwest of the intersection of Summit View Road and Sawmill Road. Tract I, 3838 Summit View Road, is 0.870 acres and located to the west. Tract II, PID: 273-008666, is 0.678 acres and located to the east. Tract I is zoned R-1, Restricted Suburban Residential District, and contains an existing single-family home and accessory structure in the rear. The structures are connected by a driveway to Summit View Road. Tract II is zoned SO, Suburban Office and Institutional District and contains no structures. Tract II was previously rezoned to from R-1 to SO in 2017.

Case History

January 2017

Case 16-100 recommended for approval by Planning and Zoning Commission to rezone 0.67 acres at the corner of the intersection of Summit View Road and Sawmill Road from R-1, Restricted Suburban Residential to SO, Suburban Office and Institutional District. Some Commissioners expressed their concern about the rezoning, given that the application was for a single property with limited ability to develop. However, the Commission unanimously recommended approval based on the limited scope of criteria for the rezoning.

February 2017

Ordinance 12-17 approved by City Council rezoning 0.67 acres at the corner of the intersection of Summit View Road and Sawmill Road from R-1, Restricted Suburban Residential to SO, Suburban Office and Institutional District.

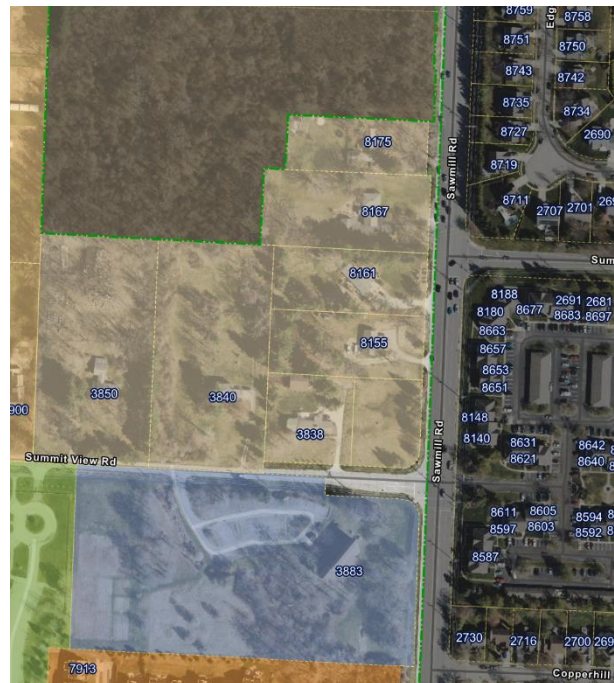
3. City Plans and Principles

Future Land Use Plan

The Future Land Use Plan identifies the properties at the northwest corner of Summit View Road and Sawmill Road as Mixed Use Neighborhood. This classification is intended for neighborhood services located near existing and future residential neighborhoods that are walkable, auto-accessible, and scaled to neighborhoods. Principal uses within this designation are recommended to be office, personal services, commercial, retail, and eating and drinking. Single-family residential and multi-family residential are considered supporting uses.

Thoroughfare Plan

The Thoroughfare Plan classifies road types based on traffic demand and identifies future character improvements to handle the increased activity. Sawmill Road is identified as a “Major Arterial” with a planned 120-foot right-of-way for six lanes of travel. However, due to the corporate limits between the City of Dublin and the City of Columbus the majority of Sawmill Road is located within the City of Columbus’ jurisdiction. Summit View Road is identified as a “Connector Boulevard” with 60 feet of right-of-way and two lanes of travel.



4. Project

The proposal is for the rezoning from R-1, Restricted Suburban Residential District to SO, Suburban Office and Institutional District. This request is independent of a development application, which is not required with a standard rezoning application.

Suburban Office and Institutional

Uses

The following use categories are considered permitted or conditionally permitted in the SO zoning district:

- Administrative and Business Offices
- Professional Offices
- Institutions
- Organizations and Associations
- Child and Adult Daycare Center
- Auto-Oriented Commercial Facilities (Conditional)
- Personal Services (Conditional)
- Educational and Research (Conditional)
- Food and Lodging (Conditional)
- Pet Services (Conditional)
- Fitness and Recreational (Conditional)
- Specialty Hospitals (Conditional)

Any use that is conditionally permitted in the SO district would require approval of a Conditional Use application. All permitted uses would not require planning approval and could proceed directly to Building Standards.

Development Standards

The following standards apply to all developments within the SO district:

Standard	Requirement
<i>Intensity of Use</i>	One or more main buildings are permitted; however, structures should not occupy more than 50% of a lot, nor in total gross floor area exceed 80% of the lot area
<i>Lot Width</i>	N/A
<i>Side Yard</i>	1/4 the sum of the height of the structure and the length of the wall most nearly parallel to the side lot line; no less than 15 feet
<i>Rear Yard</i>	1/4 the sum of the height of the structure and the length of the wall most nearly parallel to the rear lot line; no less than 15 feet

Both properties can accommodate development that meets the development standards listed above.

5. Plan Review

Rezoning

Criteria

Review

1. The proposal is consistent with the intent of all applicable regulations, plans, and policies including the Future Land Use recommendation.

Criterion Met: The site was zoned R-1, Restricted Suburban Residential District as part of an area wide rezoning in 2001 to establish Dublin zoning on annexed properties. Prior to this rezoning, these properties were regulated by Perry Township zoning despite having been annexed into the City in 1974. With the adoption of the 2024 Community Plan the future land use classification for this, and the adjacent properties, was identified as Mixed Use Neighborhood. The proposed zoning designation, SO, Suburban Office and Institutional fits within the intended land use and provides for a wide array of permitted commercial and institutional uses.

2. The proposal is consistent with the intent of all applicable regulations, plans, and policies including the Thoroughfare Plan recommendation.

Criterion Met: The rezoning of the site does not impact the recommendations of the Thoroughfare Plan. No additional right-of-way dedication is required for this property.

Recommendation

Planning Recommendation: Recommendation of Approval of the Standard District Rezoning to City Council with no conditions.