

PLANNING REPORT

Planning and Zoning Commission

Thursday, June 12, 2025

All In Dublin 25-042CP

www.dublinohiousa.gov/PZC/25-042

Case Summary

Address	PID: 273-013221
Location	East side of Dublin Center Drive between W. Dublin Granville Road and Banker Drive
Proposal	Construction of a four-story, 75-unit multi-family building and associated site improvements
Request	Review and non-binding feedback on a Concept Plan for future development
Zoning	BSD-SCN, Bridge Street District – Sawmill Center Neighborhood
Planning Recommendation	<u>Consideration of the discussion questions</u>
Next Steps	Upon receiving feedback from the Planning and Zoning Commission (PZC), the applicant may incorporate the feedback and submit for a Preliminary Development Plan (PDP)
Applicant	Mark Dunham, Executive Director, All Inclusive Living
Case Manager	Bassem Bitar, AICP, Deputy Director of Planning (614) 410-4635 bbitar@dublin.oh.us



Community Planning and Development



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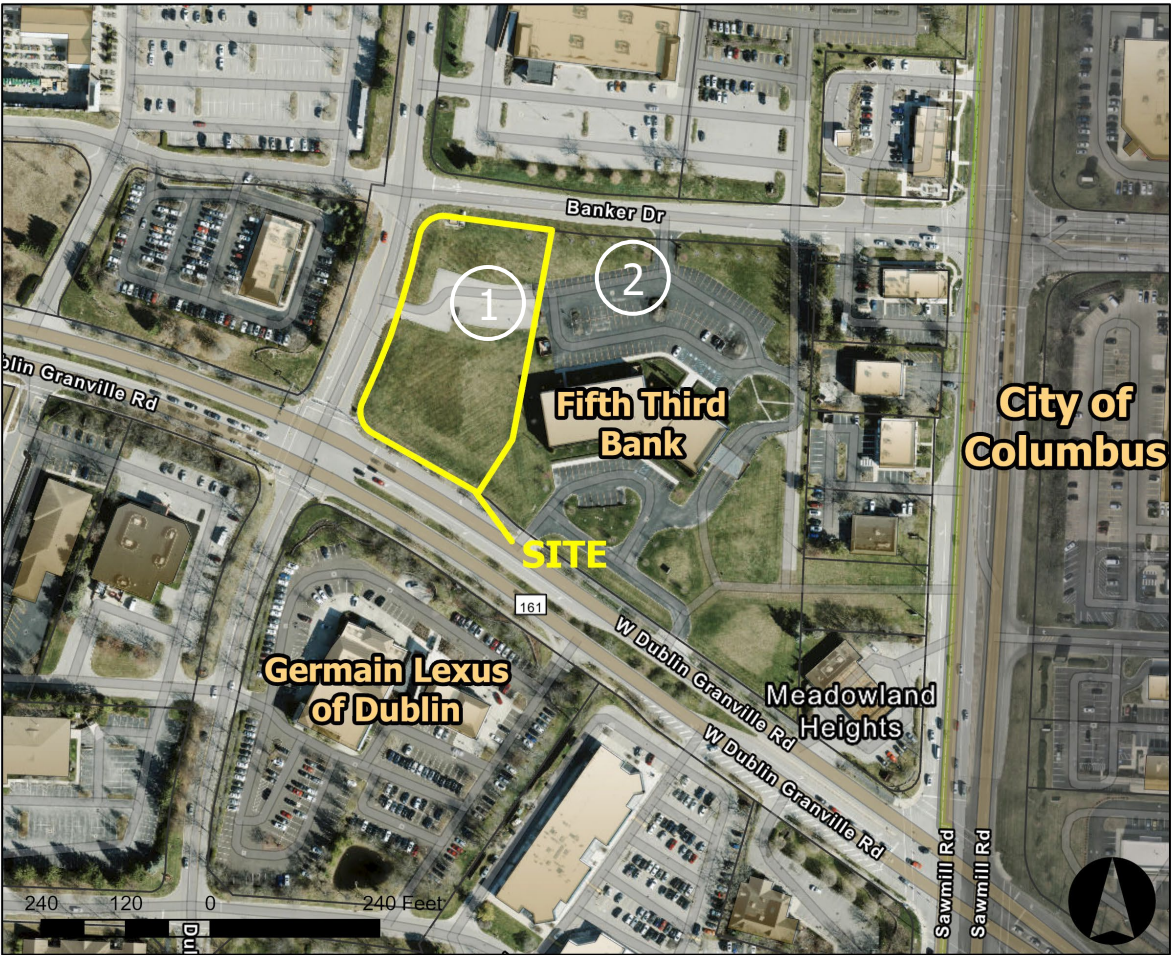
Site Location Map

25-042CP - All In Dublin



Site Features

- 1 Existing Pavement
- 2 Existing Access Easement



1. Request and Process

Request

The applicant requests review and feedback on a Concept Plan for a four-story, 75-unit multi-family building with associated parking and open space. The building would include a combination of one, two and three-bedroom units with approximately 4,600 square feet of common space on the first floor.



Site Plan (north to the right)

Process

The Concept Plan provides the opportunity for the Planning and Zoning Commission (PZC) to provide non-binding feedback on a development concept at the formative stage of a project. Following the Concept Plan, the applicant may incorporate the feedback and submit a Preliminary Development Plan (PDP) for review and determination by the PZC. The final planning review and approval step is a Final Development Plan (FDP).

- 1. Informal Review (optional) – PZC Consideration (non-binding feedback)*
- 2. Concept Plan (CP) – PZC Consideration (non-binding feedback)*
- 3. Preliminary Development Plan (PDP) – PZC Determination*
- 4. Final Development Plan (FDP) - PZC Determination*

2. Background

Site Summary

The 1.59-acre site has frontage on three public streets: W. Dublin Granville Road to the south, Dublin Center Drive to the West, and Banker Drive to the north. It was once part of a larger parcel that also included the adjacent Fifth Third Bank facility to the east, and was created after a resubdivision plat was approved by City Council in 2021. Cross-access easements between the

two parcels were incorporated into the plat. An unused portion of the Fifth Third parking lot remains on the northern half of the site, with a barricade preventing access from the east. An existing curb cut along Dublin Center Drive is also barricaded. The site is otherwise vacant, except for several utility boxes located within an easement near its northwest corner. It is surrounded by commercial uses.

History

February 2022 – Case 23-016INF

PZC held an Informal Review and provided non-binding feedback on a proposed two-story emergency hospital. Members expressed concerns that the proposed use was auto-oriented and did not further the vision of the Bridge Street District as part of a larger mixed-use walkable environment. Commissioners also recommended a greater massing along the W. Dublin Granville Road frontage and stressed the need to provide a gateway feature at the intersection of Dublin Center Drive and W. Dublin Granville Road.

October 2021 – Resolution 59-21, Resolution 60-21

City Council approved Preliminary and Final Plats for the replat of an approximately 6.69-acre parcel within the Dublin City Center Subdivision to establish two new parcels, including the subject 1.59-acre site.

August 2021 – Case 21-025PP, Case 21-026FP

PZC recommended that the City Council approve the Preliminary and Final Plats for the replat of the original 6.69-acre parcel.

3. City Plans and Policies

Envision Dublin Community Plan

The Community Plan is a key policy document used to guide decision-making regarding the future of Dublin's natural and built environment. It assists in evaluating development proposals and helps ensure that proposed development supports the community's long-term objectives.

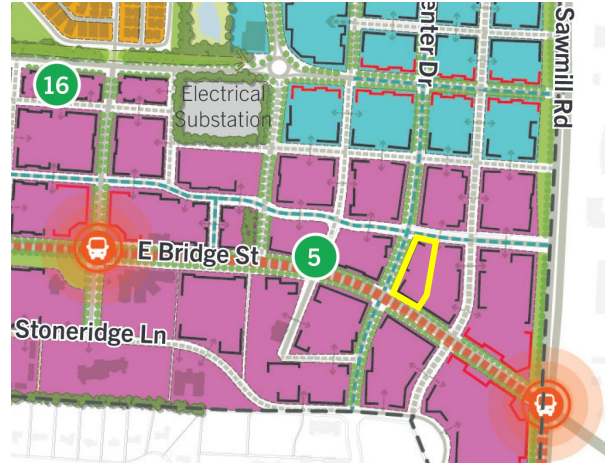
Future Land Use

The Future Land Use (FLU) designation for this site is Mixed Use Urban, which is intended to incorporate a strong mix of uses in an active, highly walkable environment. The principal uses include commercial, office, hospitality, multi-family residential, and eating and drinking. Supporting uses include civic, parks, and open space. Building height ranges from 3 to 6 stories, but taller structures may be appropriate in key locations. Vertical and horizontal mixed-use is envisioned in this district with ground floor activation and entrances oriented toward the street. Urban open space concepts, including plazas, pocket parks and public squares, are envisioned, while green space is de-emphasized. A dense, gridded street network is expected, with building walls along wide sidewalks, along with patios and seating areas.

Bridge Street District Special Area Plan

While the future land use plan ensures compatible and coordinated growth throughout Dublin, in key areas of the city where substantial development or redevelopment activity is likely, special area plans provide an illustrative framework for additional development design guidance. The plans are general guides and are not necessarily to be interpreted or applied literally.

The subject site is located within the East Bridge Street subarea of the Bridge Street District Special Area Plan. The plan notes that this corridor represents great development potential through its access, visibility, consolidated land ownership and opportunities to connect to adjacent walkable subareas. It also highlights the future high-capacity bus rapid transit that could link this corridor to Columbus as well as Historic Dublin, Perimeter Road, and the West Innovation District. While the plan acknowledges the challenges in this area, it also notes the great opportunities to transform the existing suburban, auto-oriented development pattern into a high-density, walkable environment. It notes the potential for pedestrian-oriented office and hotel development supported by complementary housing and retail.



Bridge Street District

The Bridge Street District (BSD) Code establishes Neighborhood Districts where special attention to location and character of buildings, streets, and open spaces is important to fulfill the objectives identified in the BSD Special Area Plan within the Community Plan. Each neighborhood anticipates the conceptual layout of critical elements, including street connections, open spaces, and gateways.

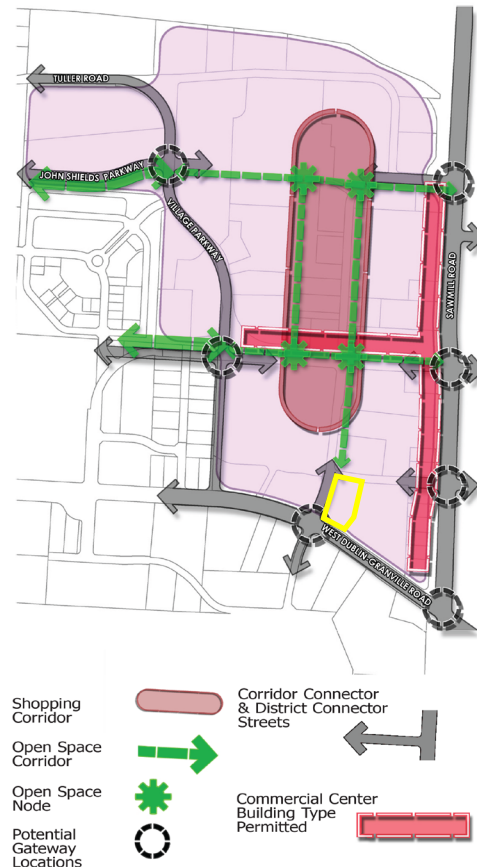
Neighborhood Standards

The site is zoned BSD-SCN, Sawmill Center Neighborhood District. This district applies to the majority of the commercial areas at the east end of the BSD. The standards of the BSD Sawmill Center Neighborhood create an active, walkable destination through the integration of a strong mix of uses. Development within this district 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 district is subject to specific neighborhood standards defined in the City Code, allowing a wide variety of building types and permitted uses, and establishing open space patterns and location requirements for building types.

Street Network, Lots, and Blocks

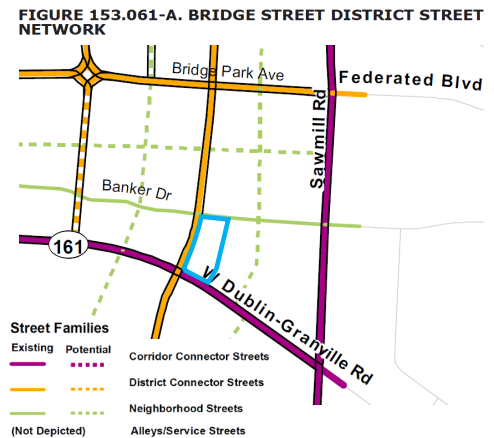
The Code provides a hierarchy of requirements for establishing a gridded street network. The Street Network Map, part of the Thoroughfare Plan,

FIGURE 153.063-A. ILLUSTRATION OF SAWMILL CENTER DEVELOPMENT STANDARDS



identifies three families of streets: 1) Corridor Connectors, 2) District Connectors, and 3) Neighborhood Streets. Several streets are also listed as Principal Frontage Streets (PFS), which carry additional requirements.

The site has frontage on three streets: W. Dublin Granville Road - a Corridor Connector/PFS, Dublin Center Drive - a District Connector/PFS, and Banker Drive - a Neighborhood Street. The street network plan also shows a potential future north-south Neighborhood Street to the east of the subject site (generally connecting the north and south access points of the Fifth Third Bank site).



Development along a PFS should include front-facing building facades and limited conflicts between pedestrian and vehicular traffic. Driveways are not permitted along a PFS without City evaluation and approval.

Concept Plan Considerations

In February 2025, PZC reviewed and recommended to City Council several zoning code amendments, including ones pertaining to the review process of Concept Plans for projects within the Bridge Street, Historic, and Mixed-use Regional Districts (25-005ADMC). The amendments were subsequently adopted by City Council on April 7, 2025 (Ord 07-25). The amendments retained the Concept Plan as a required step in the review process but changed it from a determination step (recommendation when a Development Agreement is included) to a non-binding feedback step for projects with or without a Development Agreement. A summary analysis of the Concept Plan considerations for this proposal per Code Section 153.066(E)(4) is provided at the end of this report.

4. Project

The project includes a single L-shaped building occupying much of the site frontages along W. Dublin Granville Road and Dublin Center Drive. The four-story structure would include 38 one-bedroom units, 29 two-bedroom units, 8 three-bedroom units, and associated common space. Parking is proposed to the north and east of the building with access from both Banker Drive and the adjacent Fifth Third Bank parking lot. An active community space with a storefront treatment is proposed at the southwest corner of the building and complemented by an exterior public patio. Other entrances to the building are proposed off the parking lot. The plan also includes a pocket park at the southeast corner of Dublin Center Drive and Banker Drive.

5. Questions for Discussion

The following discussion questions are framed for the Commission to facilitate non-binding feedback to the applicant. Staff asks the Commission to also provide feedback on other elements of the proposed development not framed with the questions below.

1) Is the Commission supportive of the proposed use?

The Mixed-Use Urban Future Land Use includes multi-family residential as one of the principal uses. The Bridge Street District Special Area Plan also envisions housing as a complementary use in the East Bridge Street Subarea to further promote walkability.

Existing and future transit stops are near this site, and retail and service opportunities are within walking distance.

The Commission should consider whether the proposed use helps achieve the goal of densifying this subarea and improving the pedestrian friendliness of the corridor.

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

The applicant is proposing to utilize the Apartment Building Type, which has a Required Building Zone (RBZ) of 5-20 feet and a minimum front property line coverage of 75%. The proposed building generally meets the intent along the W. Dublin Granville Road and Dublin Center Drive frontages, although it does not fully comply with the property line coverage requirements, partially due to building offsets. The required corner occupation is met through the incorporation of a permitted Open Space Type near the street intersection.

Except for the Banker Drive frontage, the parking lot is located to the side and rear of the building as required by code. At this early stage, plans for stormwater management and other utility requirements are not yet available. The impervious lot coverage appears to exceed the 70% limit, but it might be possible to gain additional green space by reducing the width of the drive aisles in the parking lot (which exceeds the code requirement) if emergency access needs can be met. Based on the number and type of dwelling units, 88 parking spaces would be required after a 10% reduction for Transit Proximity within 1,320 feet. The site plan shows 81 spaces, but the final number and parking needs will be determined once the layout and access are more fully developed. All these details, including the required bicycle parking, will be provided at the more formal review stages.

The Commission should consider whether the proposed layout provides an appropriate basis for a more detailed proposal.

3) Is the Commission supportive of the proposed site access?

As noted above, site access is proposed via a curb cut along Banker Drive (red arrow on the map to the right) and a cross-access easement through the Fifth Third Bank parking lot (yellow arrow). Staff is not supportive of the Banker Drive curb cut given its proximity to the intersection with Dublin Center Drive. The applicant has expressed willingness to remove that access and rely solely on the one from the east. As can be seen on the map, the future north-south Neighborhood Street is envisioned to line up with the adjacent parcel's curb cuts, and gaining access through the existing Banker Drive curb cut is reasonable. However, contingencies would have to be made to preserve this access should future redevelopment of the Fifth Third Bank parcel occur, in



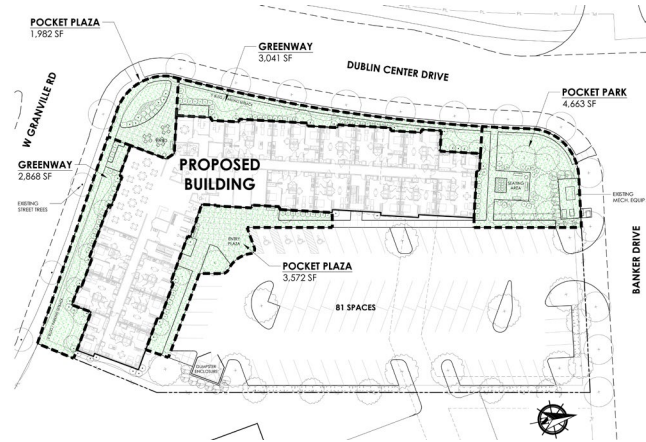
Bridge Street District Street Network Plan

which case new buildings would be expected to front along Banker Drive and the new north-south street. A possible alternative solution is to provide access to the subject site through another existing easement that straddles the east property line (green arrow). This property line generally aligns with the envisioned location of a mid-block alley as reflected in the Bridge Street District Special Area Plan.

The Commission should consider whether the proposed access is an appropriate basis for further consideration.

4) Is the Commission supportive of the proposed open space framework?

Based on the number of units within the building, 15,000 square feet of publicly accessible open space is required. The application materials show a total of 16,126 square feet of open space, but that figure includes an interior plaza, so only 12,554 square feet of open space would front on a public right-of-way. That square footage is divided into several Open Space Types, including a Pocket Plaza, a Pocket Park and two Greenways. Some of these do not



fully comply with the respective standards, especially the Greenway widths. Accordingly, additional information about the programming of these spaces will be needed as the plans evolve to determine the appropriateness of waivers. The pocket plaza near the intersection of W. Dublin Granville Road and Dublin Center Drive has the potential to help create a gateway feature at that location, as shown in the Sawmill Center Neighborhood Exhibit. It should be noted that this exhibit does not show Greenways at this site's frontages, but it includes an open space corridor on the east side of Dublin Center Drive starting just north of Banker Drive. Therefore, the proposed Greenways are not out of context.

Given the proposed parking's proximity to Banker Drive, a street wall would be required along that frontage in addition to the required landscaping. Additional refinements to the landscape plan will also be needed at the more formal stages to ensure compliance with the other applicable standards.

The Commission should consider whether the proposed open space framework provides an acceptable basis for a more detailed proposal.

5) Is the Commission supportive of the architectural design approach?

The building design consists of multiple bays with some variations in height and color. The southwest corner includes taller elements with a canopy extending above the patio. Building materials include modular brick in three colors and fiber cement siding in two colors. The same materials and level of detail would be used on all facades. At this early stage, staff have identified a few details that will require further refinement or waivers

as the project moves on to the more formal stages. These include some of the window proportions, the number of entrances along the primary street facades, and the finished floor elevation height. The latter is required to be 2.5 feet above the sidewalk grade, except for the corner where the common space and principal entrance lobby are proposed. The architectural details will be further studied against the Apartment Building Type requirements as the project progresses. There may also be an opportunity to further enhance the design and/or distribution of materials at the southwest corner to help achieve the gateway objective at that location.



As specified in the BSD code, the minimum building height for the Apartment Building Type is two stories, and the maximum height is 4.5 stories. Therefore, the proposed four-story building meets those standards. It is also consistent with the 3-6 story height range in the Mixed-Use Urban Future Land Use category as noted above.

The Commission should consider whether the overall architectural theme provides an appropriate basis for a more detailed proposal.

6) Any other considerations by the Commission.

6. Analysis of Concept Plan Considerations

Concept Plan Review	
Considerations	Analysis
1. Consistent with the applicable policy guidance of the Community Plan, BSD Special Area Plan, and other applicable City plans and policies.	The proposal is consistent with the intent of the Mixed-Use Urban Future Land Use (FLU) and the BSD Sawmill Center Neighborhood District. The proposed use, overall site, and building design are consistent with the envisioned characteristics.
2. The Concept Plan conforms to the applicable requirements of the BSD Code.	At this early stage, the proposal appears to be generally consistent with the BSD Code requirements, although a thorough evaluation will need to take place as the details are further refined at the Preliminary Development Plan (PDP) stage.
3. Conforms to Lots and Blocks, Street Types, and Site Development Standards.	The site is part of a larger block that does not currently meet the block length limit of 500 feet or the perimeter length limit of 1,750 feet. However, if the site to the east is redeveloped in the future, a new north-south Neighborhood Street would likely be added per the BSD Street Network Plan, bringing the block into compliance.

Concept Plan Review

Considerations

Analysis

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| <p>4. The proposed land uses allow for appropriate integration into the community, consistent with the adopted plans and align with Uses identified in the Code.</p> | <p>The proposed use is listed as a principal use in the FLU description, and as a complementary use in the BSD Special Area Plan. It could help densify the area, support public transit and create a walkable district.</p> |
| <p>5. The conceptual building is appropriately sited and scaled to create a cohesive development character, completes the surrounding environment, and conforms with the Building Types in the Code.</p> | <p>The Apartment Building Type is permitted in the BSD Sawmill Center Neighborhood, and the proposed building is appropriately sited and within the permitted height requirements. Some details will need to be adjusted, or waivers sought, and further evaluation will take place at the PDP stage.</p> |
| <p>6. The conceptual design of open spaces provides meaningful gathering spaces for the benefit of the development and community.</p> | <p>The open space near the intersection of W. Dublin Granville Road and Dublin Center Drive has the potential to create a gateway at this location. The space at the northwest corner of the site can also provide a meaningful gathering space. The details of the remainder of the open space system will be further studied as the project continues to evolve.</p> |
| <p>7. The Concept Plan allows for the connection and expansion of public or private infrastructure.</p> | <p>The proposal allows for connections to the public infrastructure and is synergetic with the available public transit options in the vicinity. Stormwater management and other utility needs will be further examined at the later stages.</p> |
| <p>8. The development concept conforms with the Neighborhood Standards, as applicable.</p> | <p>The concept is consistent with the applicable Neighborhood Standards, including the potential for creating a gateway through enhanced architectural elements, landscape features, and public open spaces.</p> |