

PLANNING REPORT

Planning and Zoning Commission

Thursday, October 2, 2025

6285 Sawmill Road Outparcel 25-089CP

www.dublinohiousa.gov/PZC/25-089

Case Summary

Address	PID: 273-008361
Location	Northwest corner of Sawmill and Martin Roads
Proposal	Construction of a ±5,450 square-foot commercial building and associated site improvements on a ±0.56-acre site
Request	Review and non-binding feedback on a Concept Plan for future development
Zoning	BSD-C, Bridge Street District – Commercial
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)
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Community Planning and Development



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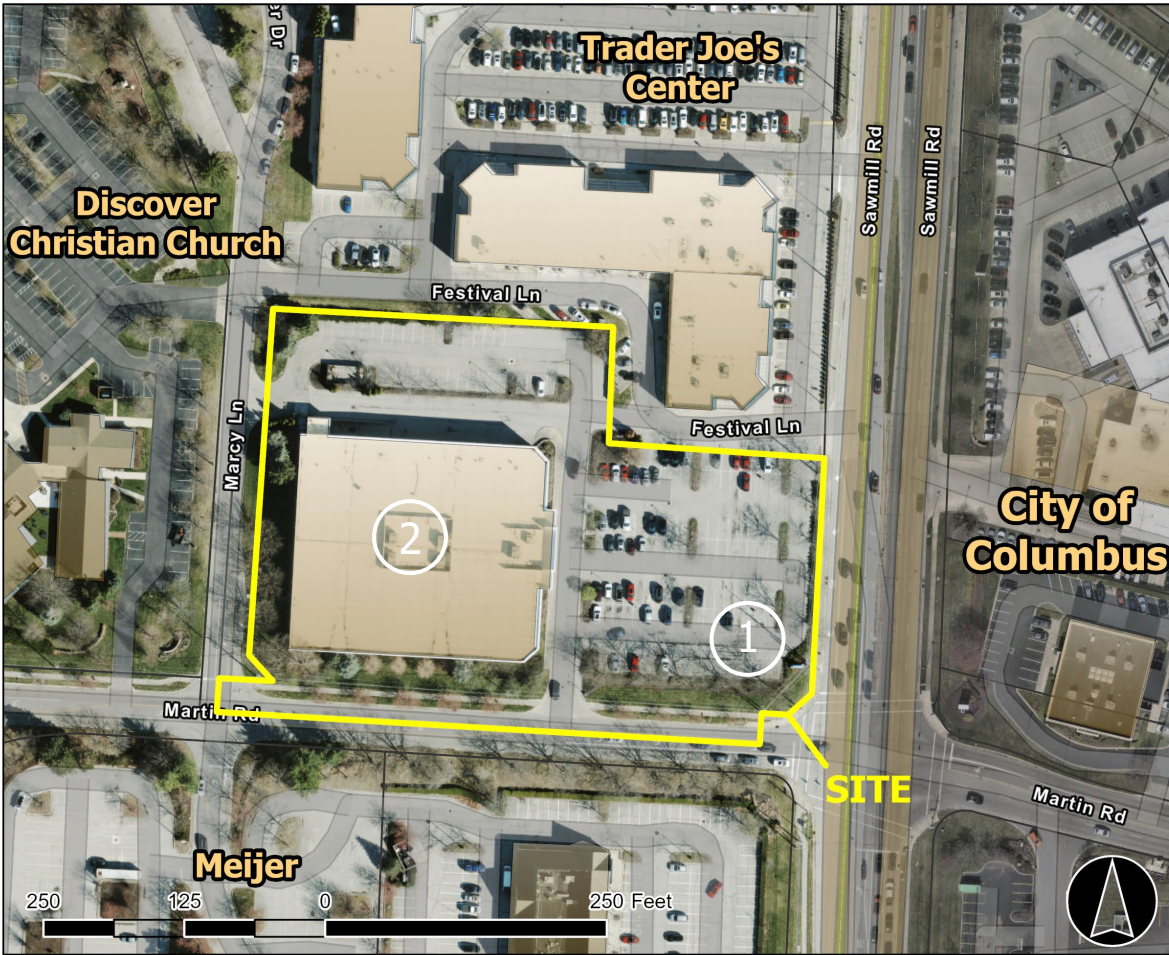
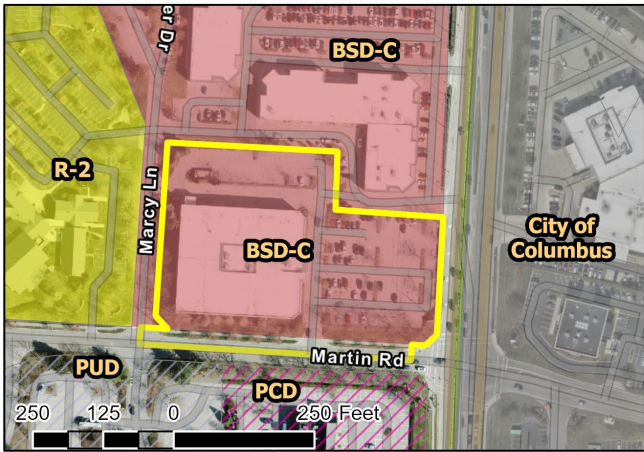
Site Location Map

25-089CP - 6285 Sawmill Road Outparcel



Site Features

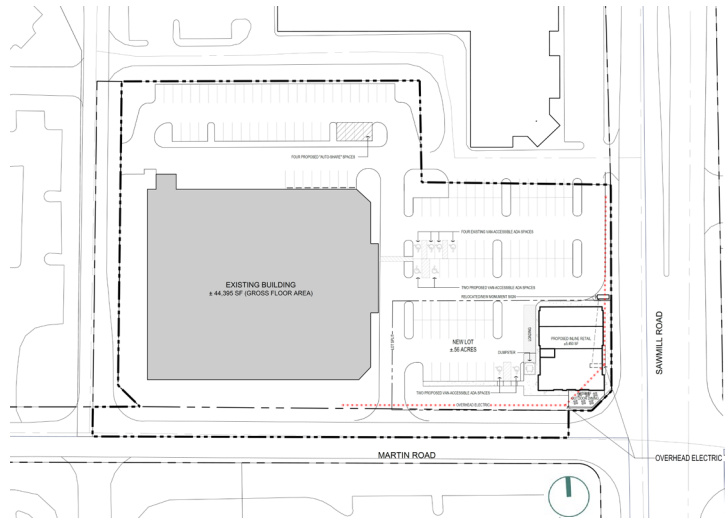
- 1 Proposed Outparcel
- 2 Existing Building



1. Request and Process

Request

The applicant requests review and feedback on a Concept Plan for a $\pm 5,450$ square foot commercial building on a new ± 0.56 -acre outparcel that would be split from an existing ± 3.65 -acre parcel. The new structure would be located at the southeast corner of the site where surface parking currently exists. An existing $\pm 44,395$ square-foot commercial building on the western portion of the site would remain.



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

2. Background

Site Summary

The existing ± 3.65 -acre site has frontage on three streets: Sawmill Road to the east, Martin Road to the south and Marcy Lane to the west. It is developed with a large commercial building that originally housed a retail sporting goods store and is currently the home of Gabe's discount store. Surface parking exists along the east and north portions of the site with access off of each of the three surrounding streets. The Sawmill Road curb cut is right-in/right-out and shared with the parcel to the north, while the other two provide full access. Overhead electric lines are located along the Sawmill Road and Martin Road frontages.

The site is bordered to the north by the Trader Joe's shopping center, zoned BSD-C; to the east (across Sawmill Road) by commercial uses in the city of Columbus; to the south (across Martin Road) by a commercial building zoned PCD, Planned Commerce District: Meijer Outparcel; and to the west by Discover Christian Church, zoned R-2, Limited Suburban Residential District.

History

December 1993 – Case CDD93-005, Case V93-038

On December 2, PZC approved a Corridor Development District application for a 41,800 square-foot retail sporting goods store and associated site improvements with conditions. On December 16, the Board of Zoning Appeals approved various variances for the project, mostly for setbacks and parking.

June – October 1994 – Case Z94-003

On June 9, PZC reviewed and recommended approval with conditions of a rezoning application from CC, Community Commercial District to PCD, Planned Commercial District, along with a development text. The main purpose was to limit the scope of permitted and conditional uses due to concerns about parking. Site access, parking and maneuvering, landscaping and architecture were to be coordinated with the existing shopping center to the north. On October 10, PZC reviewed and recommended approval of additional text language to address signage.

November 1994 – Ordinance 33-94

City Council approved the rezoning and development text.

February 2006 – Case 06-003AFDP/CDDS

On February 2, PZC reviewed and approved with conditions an Amended Final Development Plan/Corridor Development District Sign request. The application included modifications to an existing wall and monument sign to accommodate a new tenant (change from Sportmart to Sports Authority).

March 2012 – Ordinance 07-12

On March 26, City Council approved an ordinance establishing the Bridge Street Corridor zoning districts, development standards, and approval process.

April 2012 – Ordinance 08-12

On April 9, City Council approved an ordinance rezoning 388 parcels totaling approximately 808.7 acres to the new Bridge Street Districts. The subject site was placed within the BSD – Commercial District.

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.

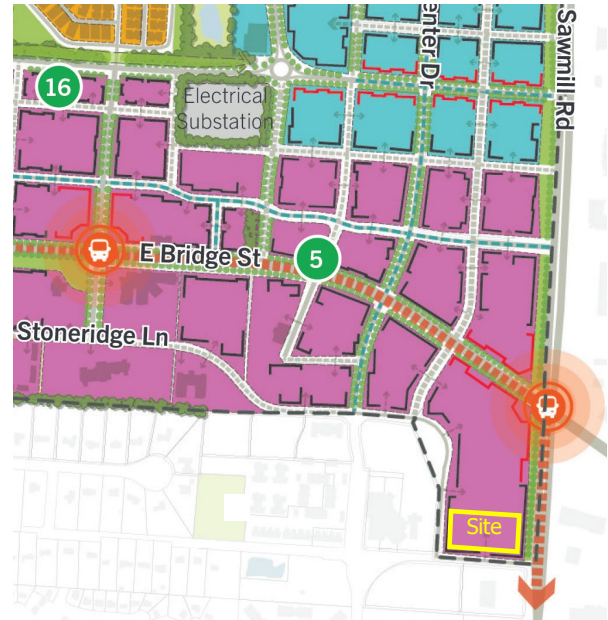
Future Land Use

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 complemented by 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. The plan also promotes the creation of a green edge along the west side of Sawmill road.



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-C, Commercial District. This district applies generally to existing retail centers and other low-rise commercial uses, including single-use freestanding retail buildings. Properties initially zoned into this district may be eligible for rezoning to the BSD Vertical Mixed Use District or to other surrounding BSD zoning districts when future redevelopment to higher densities is desired. No neighborhood standards apply specifically to this district.

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, 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: Sawmill Road - a Corridor Connector/PFS, Martin Road - a Neighborhood Street, and Marcy Lane - also a Neighborhood Street. 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.

4. Project

The project includes the creation of a new parcel at the southeast corner of the existing site with approximately 110 feet of frontage on Sawmill Road and 220 feet of frontage on Martin Road. The western parcel line would generally be the centerline of the north-south access drive in front of the existing building. The vision is to accommodate a one-story, multi-tenant building possibly including an eating and drinking facility. A conceptual outdoor dining patio is shown at the southeast corner of the building. The structure would be located in close proximity (± 5 -7 feet) from the Sawmill Road right-of-way line to allow for some of the existing parking to the west to remain. A loading zone and a dumpster enclosure are proposed along the west side of the building. As currently proposed, the project would require the relocation of existing overhead power lines and a ground sign at the southeast corner of the site. Access, circulation and parking would continue to be shared with the parent parcel.

5. Questions for Discussion

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

1) Is the Commission supportive of the proposed uses?

The proposed uses include general retail as well as eating and drinking. Both are listed as principal uses under the Mixed-Use Urban Future Land Use category. The BSD Commercial district limits the size of general retail uses to no more than 20,000 square feet of gross floor area to avoid large, single tenant uses that detract from the urban, walkable intent of the Bridge Street District. The spaces within the proposed new building (even if it were to be occupied by a single tenant) are well under that limit. There is no limit on the size of an eating and drinking facility in the BSD Commercial district.

The Commission should consider whether the proposed uses help achieve the goal of gradually densifying this subarea and improving the pedestrian friendliness of the Sawmill and Martin Road corridors.

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

The applicant is proposing to utilize the Commercial Center Building Type, which has a Required Building Zone (RBZ) of 5-25 feet for both the front and corner side. It also has a minimum front property line coverage of 45%. In this case, the front property line is the Sawmill Road frontage since it is a Principal Frontage Street. With the proposed lot split, the building placement appears to meet those criteria. It is also generally consistent with the intent of the applicable plans. However, it would likely conflict with the existing power lines and associated easements. Shifting the location further west (while remaining within the RBZ) might help reduce some of the conflicts and allow for the landscaped green edge envisioned in the BSD Special Area Plan. This could potentially be accommodated by exploring alternative ways to manage loading and trash.

At this early stage, plans for stormwater management and other utility requirements are not yet available. The proposed changes to the parking lot would change the storage volume available for stormwater management. The original design of the site included parking lot storage that encompasses the entire lot. If the project proceeds, the applicant would need to provide stormwater management calculations to the City's Engineering staff to show if the original design intent could be met. Lot coverage calculations would also need to be provided to show if the maximum impervious coverage (75%) and maximum additional semi-pervious coverage (15%) requirements could be met.

Based on the size of the proposed new building, a minimum of 109 square feet of publicly-accessible open space is required. However, the smallest Open Space Type per Table 153.064-A is 300 square feet (Pocket Plaza). §153.064(E) includes provisions for a fee-in-lieu of open space if determined to be appropriate based on the applicable determination criteria. Additional details will be required at the 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 circulation and parking?

While the existing lot is proposed to be split into two, the access and circulation would remain largely the same and continue to be coordinated with the site to the north. The overall site currently includes 170 parking spaces, which would be reduced to 146 with the construction of the new building based on the proposed layout (28 spaces on the new parcel and 118 on the remainder).

The applicant has noted that this number would meet the parking requirements based on reductions permitted in §153.065(B)(2)(b) for transit proximity and the use of auto-share parking spaces. As illustrated in the application materials, there are various transit stops in the immediate vicinity of the site, so the property is entitled to a 10% transit proximity reduction in the number of required off-street parking spaces. The applicant is proposing to reserve four parking spots for auto-share. However, staff is not aware of any auto-share services in the Central Ohio area. In addition, the applicant is proposing to apply the general retail parking requirements to the existing building, and the shopping center parking requirements to the new building. Based on past practices, it would be more appropriate to apply the parking requirements for each of the specific uses within the buildings when those uses are known. A Parking Plan will be needed at the more formal stages.

The Commission should consider whether the proposed circulation and parking approach provides an appropriate basis for a more detailed proposal.

4) 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 Commercial District. The proposed use, overall site, and building location are consistent with the intent to provide a building edge along the Sawmill Road frontage as part of an incremental approach to densifying the district and improving pedestrian facilities.
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 building siting and front property line coverage requirements of the BSD Code. A thorough evaluation of the exact building placement and other applicable requirements 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 meet the block length limit of 500 feet or the perimeter length limit of 1,750 feet. The frontage along Martin Road is approximately 560 feet, while all other block frontages are much larger. The proposed project would not impact this existing condition.
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.	The proposed uses are listed as principal uses in the FLU description, and as complementary uses in the BSD Special Area Plan. They could help promote the goal of incremental densification of the area.
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.	The building placement is generally appropriate and consistent with the intent of the BSD Commercial district and the applicable plans. The specific placement details will need to be further evaluated at the PDP stage.
6. The conceptual design of open spaces provides meaningful gathering spaces for the	The current design preserves the existing greenspace around the site's perimeter (especially along the Martin Road and Marcy Lane frontages). A private patio is envisioned at the southeast corner of the proposed new

Concept Plan Review

Considerations

benefit of the development and community.

7. The Concept Plan allows for the connection and expansion of public or private infrastructure.

8. The development concept conforms with the Neighborhood Standards, as applicable.

Analysis

building. Further details regarding the provision of publicly-accessible open space consistent with the permitted open space types will need to be evaluated at the PDP stage.

The proposal allows for connections to the public infrastructure and is complemented by the available public transit options in the vicinity. Stormwater management and other utility needs will be further examined at the later stages.

There are no specific Neighborhood Standards for the BSD Commercial district.