

PLANNING REPORT

Planning and Zoning Commission

Thursday, September 18, 2025

All In Dublin 25-069 PDP

www.dublinohiousa.gov/PZC/25-069

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 on a ±1.55-acre site
Request	Review and approval of a Preliminary Development Plan under the provisions of Zoning Code Section 153.066
Zoning	BSD-SCN, Bridge Street District – Sawmill Center Neighborhood
Planning Recommendation	<u>Approval of the Preliminary Development Plan with Conditions</u>
Next Steps	Upon review and approval of the Preliminary Development Plan, the applicant may be eligible to file a Final Development Plan application
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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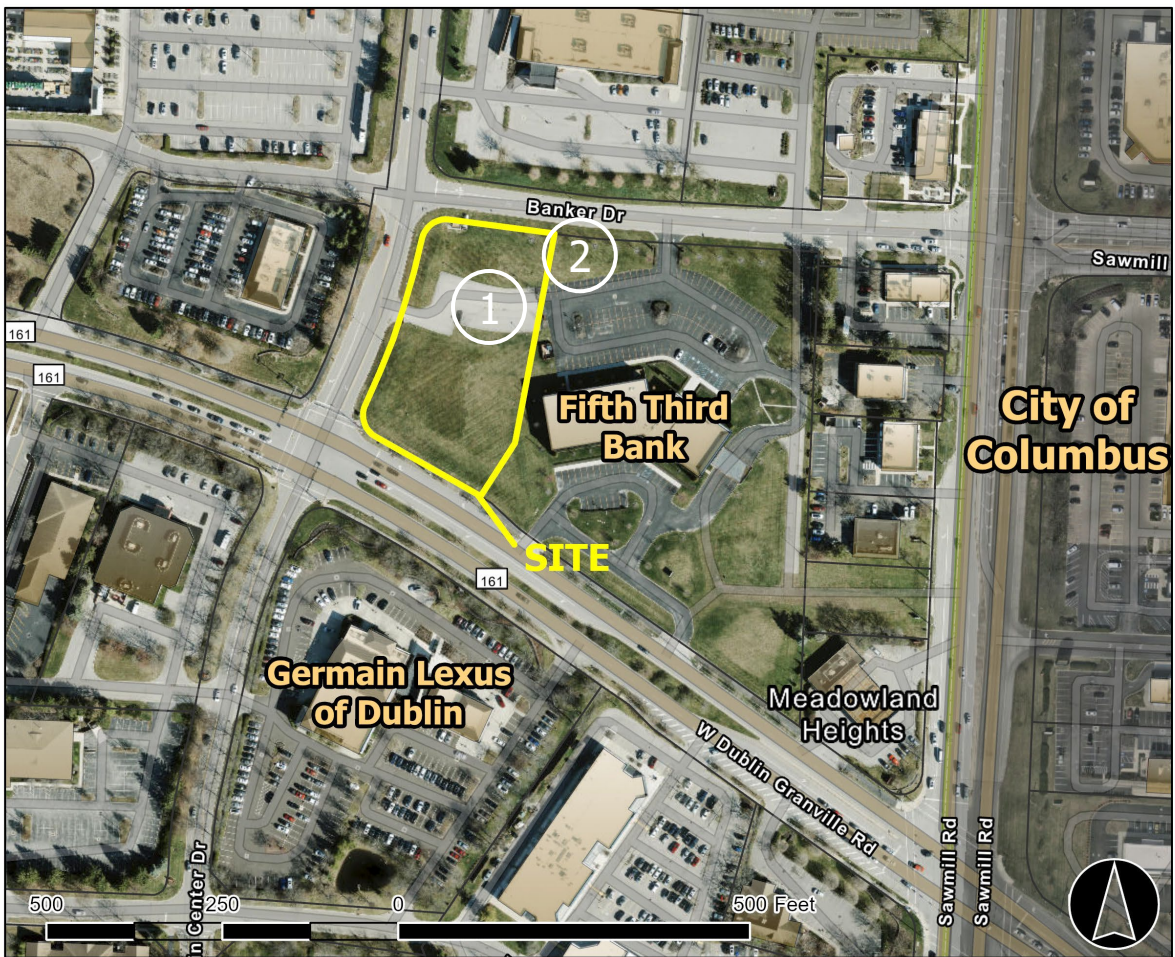
Site Location Map

25-069PDP - All In Dublin



Site Features

- 1 Existing Pavement
- 2 Proposed Access Easement



1. Request and Process

Request

The applicant requests review and approval of a Preliminary Development 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 4,100 square feet of common space on the first floor.



Process

The Preliminary Development Plan (PDP) is the second step in the development process as outlined below:

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

The purpose of the PDP is to establish a framework for the proposed development that is consistent with the requirements of the Community Plan, Bridge Street District (BSD) Special Area Plan, BSD Code, and other adopted plans, policies, and regulations. It is intended to establish the direction of the proposed development and serve as the basis for submittal of the FDP.

2. Background

Site Summary

The ±1.55-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. As noted below, it also incorporates a 0.059-acre tract that is in the process of being split from the original parent parcel. Cross-access easements between the two parcels were incorporated into the 2021 plat and are proposed to be slightly adjusted. 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

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

The Planning and Zoning Commission (PZC) recommended that City Council approve 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 site.

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

City Council approved Preliminary and Final Plats for the replat of the original 6.69-acre parcel.

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 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.

June 2025 – Case 25-042CP

PZC reviewed and provided non-binding feedback on a Concept Plan submitted by All In Dublin for a four-story, 75-unit multi-family building and associated site improvements. The Commission was generally supportive of the use and layout, but expressed concerns about the site access, amount of parking, adequacy of public open space, and proximity of ground-floor residential units to W. Dublin Granville Road given its busy nature. Members recommended activating the entire first floor frontage along W. Dublin Granville Road and differentiating it from the other street frontages.

September 2025 – Case 25-088MS

Staff administratively approved an application for a Minor Subdivision involving a lot line adjustment along the east side of the site to increase the lot size of the subject parcel by an additional 0.059 acres.

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 (BRT) that will 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.

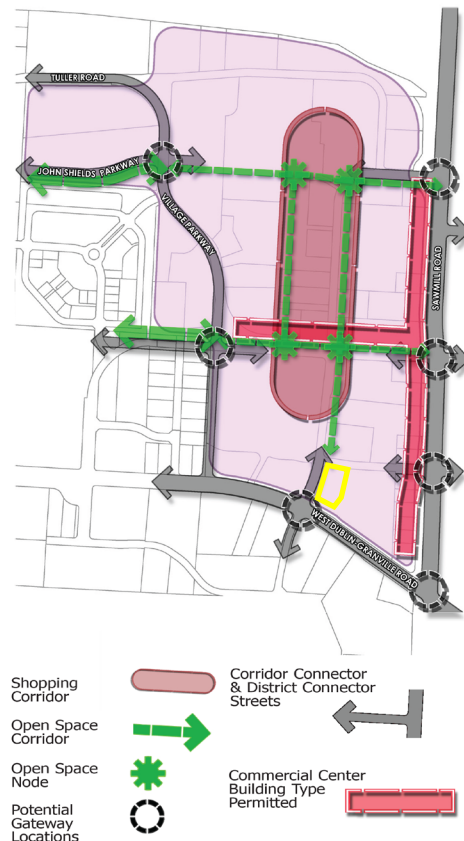
Bridge Street District

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

FIGURE 153.063-A. ILLUSTRATION OF SAWMILL CENTER DEVELOPMENT STANDARDS

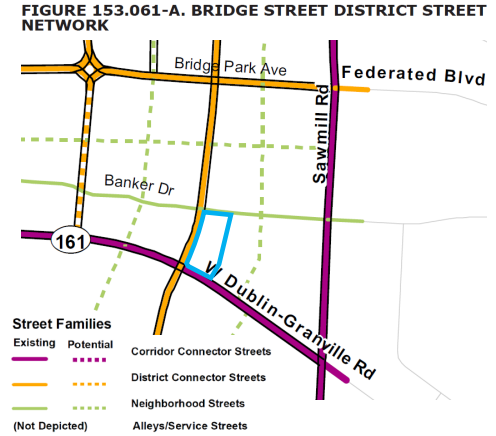


of physical and visual connections through improved access and enhanced visibility from Sawmill Road, and links to adjacent neighborhoods and open spaces. The district is subject to specific neighborhood standards defined in the City Code, allowing a wide variety of building types and permitted uses, 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, 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.

Bridge Street District Streetscape Character Guidelines

The BSD Streetscape Character Guidelines build on the street family hierarchy and introduce a complementary framework of design guidelines within three categories of streetscape types: Signature Streetscapes, Standard Streetscapes and Historic Core Streetscapes.

Both Dublin Center Drive and Banker Drive carry the Standard Streetscape category, which includes on-street parking with permeable brick pavers, granite curbs, concrete sidewalks, and planting strips or tree grates. W. Dublin Granville Road is under the Signature Streetscape category, which includes brick sidewalks. It should be noted, however, that additional improvements within that corridor will take place in the future to accommodate and complement the BRT. The exact details will be finalized at a later date, but additional right-of-way is needed. The application materials include an illustration of one of the City's streetscape alternatives. The speed limit is expected to be reduced to 25 mph in the future.

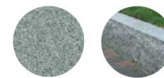


Refer to the Material Specifications Section for more detailed information about individual streetscape elements.

ENDICOTT CLAY PAVERS
 TYPE/FINISH: Manganese Ironspot
 USE:
 On-Street Parking (Permeable)
 Sidewalks and Crosswalks



GRANITE CURB AND PAVERS
 TYPE/FINISH: Georgia Grey
 USE:
 Street Curb (vertical and flush)
 Street Pavement Markings
 Sidewalk/Planter Curb



CONCRETE PAVING
 TYPE/FINISH: Very Fine Broom Finish with Sawcut Joints
 USE:
 Sidewalks and Carriage Walks



BSD Standard Streetscape

4. Project

The project continues to include a single L-shaped building occupying much of the site frontages along W. Dublin Granville Road and Dublin Center Drive. Since the Concept Plan review, the applicant has made various changes to the plan to address comments raised by PZC and staff. Notable ones include the following:

- Expansion of the project site to the east through the acquisition of 0.059 acres to better accommodate access and parking, while meeting the setback and landscaping requirements.
- Relocation of the Banker Drive access point further to the east to address concerns about proximity to the Dublin Center Drive/Banker Drive intersection. The access drive would be located on the adjacent parcel with an access easement.
- Dedication of approximately 19' of public right-of-way along the W. Dublin Granville Road frontage to allow for future improvements associated with the BRT.
- Addition of on-street parking and streetscape improvements along Dublin Center Drive and Banker Drive to meet the BSD Standard Street guidelines.
- Reconfiguration of the public open space to better address the applicable Open Space Type requirements.
- Redesign of the parking lot and addition of a street wall along Banker Drive to lessen the lot's prominence and accommodate the required landscaping and screening.
- Various refinements to the building's architecture, including changes to the interior layout to activate the entire first floor frontage along W. Dublin Granville Road.

Below is a discussion of the project details.

USE

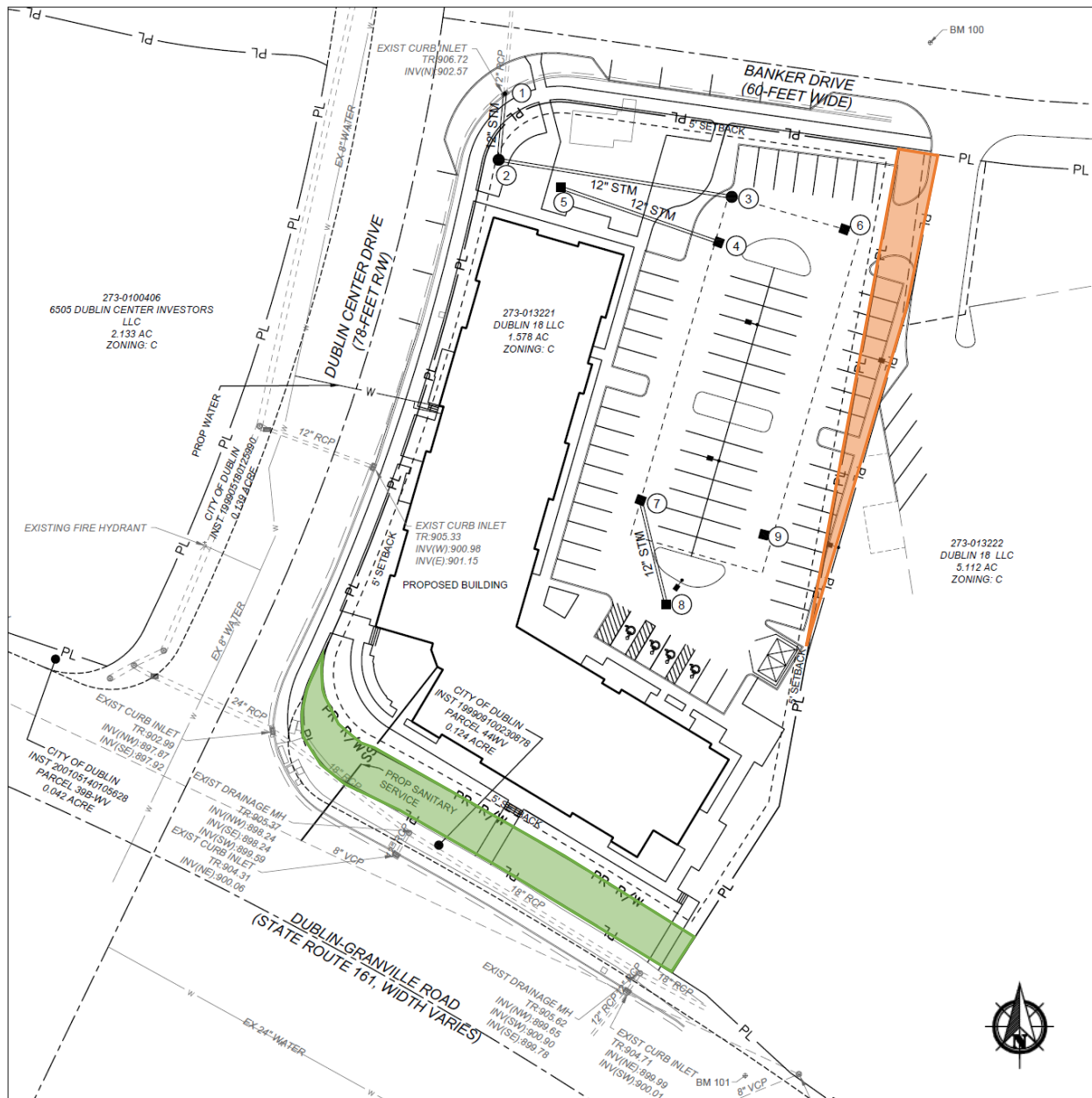
Consistent with the Concept Plan, the four-story structure would include 38 one-bedroom units, 29 two-bedroom units, 8 three-bedroom units, and associated common space. The first floor along the W. Dublin Granville Road frontage would be occupied by an active community space



and a fitness facility for the residents, both with storefront treatments. An entrance to the building would be located at the southwest corner and complemented by a covered exterior public patio.

Multiple-family dwellings are permitted in the BSD-SCN district as are the proposed accessory uses (amenities). The Mixed-Use Urban Future Land Use includes multi-family residential as one of the principal uses, and the Bridge Street District Special Area Plan 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.

Site Layout



Site Plan

As noted, the site is bounded by streets on all three sides. In this case, W. Dublin Granville Road and Dublin Center Drive are considered front property lines since they are Principal Frontage Streets, while Banker Drive serves as the corner side property line. The building and public open spaces border the front property lines, while the parking lot is located to the rear as permitted for the proposed Apartment Building Type. With the access point being shifted further to the east, additional open space has been gained at the north side of the lot, which helps minimize its impact on Banker Drive. This is further enhanced by the addition of the required street wall and associated landscaping. The proposed building siting provides an architectural backdrop at the southwest corner of the site where a Pocket Park is proposed that extends from beneath the upper floors of the building to the southwest, merging with the streetscapes of Dublin Center Drive and W. Dublin Granville Road. This helps create a gateway at this location, consistent with the neighborhood standards of the Sawmill Center Neighborhood District. Most of the applicable standards are met. Below is a discussion of ones that warrant further discussion.

Required Building Zone (RBZ)

The Apartment Building Type standards stipulate a 5-20 foot RBZ along both the front and corner side property lines. While the RBZ is shown on the architectural sheets, it is not reflected in the site plan (which only shows the minimum 5' sidewalk). It will need to be shown at the Final Development Plan (FDP) stage to confirm that the front property line RBZ is met. The northernmost façade of the building is approximately 62' on average from the Banker Drive property line, so a Waiver from the corner side RBZ is required and addressed below.

Front Property Line Coverage

The Apartment Building Type standards require a minimum front property line coverage of 75%. Pending confirmation of the front facades being entirely within the RBZ, it appears that the coverage is slightly less than 75% along both frontages, but likely within the Administrative Departure range. This will be addressed at FDP.

Lot Coverage

The original parcel is 1.578 acres in area. With the addition of 0.059 acres to the east (shown in orange on the site plan above) and the dedication of approximately 0.090 acres of public right-of-way to the south (shown in green), the net acreage is approximately 1.55. The proposed impervious area is 1.18 acres, yielding a lot coverage figure of approximately 77%, which exceeds the 70% limit. A Waiver may be warranted given the amount of right-of-way dedication, although further study of the balance between open space and parking should take place at FDP.

Parking Location

The parking lot is proposed at the rear of the building as required, but it is not clear if it meets the minimum 5' side yard setback (the setback line is shown relative to the existing rather than the new east property line). The dumpster enclosure and pad appear to encroach into the setback. Clarification will be needed at FDP.

Stormwater and Utilities

The applicant is proposing to utilize an underground detention structure for stormwater management. As currently shown, this structure would extend below a couple of landscape islands thus impacting the ability to plant the trees shown in the landscape plan. The applicant

will need to continue to work with the City's Engineering staff on the stormwater and other utility details at FDP. Continued coordination with the Washington Township Fire Department is also expected to determine whether the necessary water lines are provided for fire coverage.

Lots, Blocks, and Streets

In the BSD Sawmill Neighborhood District, the maximum permitted block length is 500 feet, and the maximum permitted block perimeter is 1,750 feet. The existing block (formed by Sawmill Road on the east, Banker Drive on the north, Dublin Center Drive on the west, and W. Dublin Granville Road on the south) is approximately 950 feet in length at its widest with a perimeter of approximately 3,260 feet. However, the BSD Street Network Map indicates a future Neighborhood Street on the parcel to the east that will subdivide this block at the time that parcel redevelops, which would bring the block length and perimeter into compliance.

The site access drive (off of Banker Drive) is proposed to be located on the adjacent property to the east. An existing cross-access easement along the current shared property line is proposed to be vacated, and a new easement is proposed to be created to accommodate this drive. The applicant will provide staff documentation of this easement once it is recorded. The location of the drive addresses the concerns raised before about the proximity to the intersection, and it generally aligns with the envisioned location of a future mid-block alley as reflected in the Bridge Street District Special Area Plan.

As noted above, streetscape improvements are proposed along Dublin Center Drive and Banker Drive, including the addition of on-street parking per the BSD standards. The exact number of parking spaces and details of the restriping that will be needed along those streets will be determined through continued coordination with the Transportation & Mobility and Engineering staff. Additional details, including verification that the sidewalk widths and grading will meet the standards will be provided at FDP.

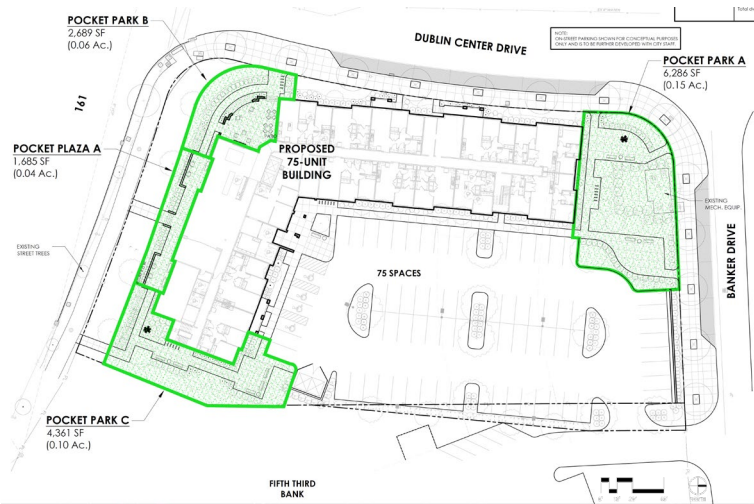
Parking

Based on the number and type of dwelling units, 88 parking spaces are required after a 10% reduction for Transit Proximity within 1,320 feet as allowed by the BSD code. The site plan shows 75 on-site spaces and 7-11 on-street parking spaces (actual number to be determined in coordination with City staff). Per the BSD code, on-street parking spaces may be counted toward meeting the minimum parking requirement for a parcel provided that the spaces are on the same side of the street and more than one-half the length of the parking space lies between the two side lot lines of the parcel extended into the street right-of-way. Accordingly, 82-86 parking spaces would be provided, slightly less than the required number. Final details will be provided at FDP, at which time a Parking Plan consistent with the BSD standards might be proposed. In general, staff is supportive of parking reductions for this site, especially based on research of parking demands for similar facilities.

The parking space and drive aisle dimensions are consistent with code requirements, and the plan accommodates the required number of bicycle parking spaces (38 required, 44 provided) with bike racks shown in various locations around the site. Details about loading space requirements will be addressed at FDP.

Open Space and Landscaping

Based on the number of units within the building, 15,000 square feet of publicly accessible open space is required. Despite the dedication of right-of-way along the W. Dublin Granville Road frontage, the applicant has been able to incorporate the open space through the use of permitted open space types including 3 pocket parks and a pocket plaza. The total proposed square footage is slightly over 15,000 square feet. However the pocket park at the northwest corner (Pocket Park A) includes existing mechanical equipment as well as a proposed new generator that occupy approximately 690 square feet. Spaces dedicated to mechanical equipment cannot be counted towards the required open space types, but the deficiency is within the 10% Administrative Departure range. This will be further evaluated at FDP.



Pocket Park A otherwise offers significant green space, seating areas, and a public art opportunity that help address the corner and adjacent streetscape. The pocket park shown at the southwest corner of the site (Pocket Park B) includes patio seating extending beneath the upper floors of the building to help establish the gateway at that location. The third pocket park wraps around the southeast corner of the building (Pocket Park C) and accommodates seating and another public art opportunity. A pocket plaza with seating is proposed between the two pocket parks along the building's south façade and complements the internal amenity spaces.

As currently proposed, Pocket Park B does not meet the 0.1-acre minimum area requirement, and the pocket plaza exceeds the maximum size limit of 1,200 square feet. In addition, Pocket Park C does not meet the minimum 30% perimeter frontage along the street right-of-way frontage or building. These discrepancies could potentially be addressed through redesign/reconfiguration of the open space types, which will be addressed at FDP.

The proposed open space arrangement is consistent with the BSD Sawmill Center Neighborhood standards, which envision a greenway connection extending from the core Shopping Corridor area of the neighborhood to the south along Dublin Center drive and terminating near Pocket Park A. This, in combination with Pocket Park B and the open space treatment along W. Dublin Granville Road align with the objective to provide a series of open space nodes along the streetscape connecting to shopping corridors and gateway locations.

The proposed landscaping meets the applicable standards provided that trees could be planted within the parking lot islands as shown in the landscape plan. The plan also includes replacement of four trees are proposed to be removed to accommodate the access drive and parking at the northeast corner.

Building Type and Architecture

The Apartment Building Type is permitted within the BSD Sawmill Center Neighborhood. As specified in the BSD code, the minimum height for this 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. While the overall building layout has not changed since the Concept Plan review, the architectural treatment has been significantly enhanced to address previous comments, and the applicant has indicated that further refinements will take place at FDP. The southwest corner of the building has been made more prominent to address the gateway, and a canopy supported by cables has been added above the corner patio, which leads to a couple of building entrances. Two porches have been added to the Dublin Center Drive elevation, while additional storefront windows have been incorporated into the W. Dublin Granville Road façade to help activate that frontage. This helps provide a differentiation in the ground floor treatment as previously recommended by PZC members. All windows now have vertical proportions, and the building's massing reflects a traditional character. The proposed materials include brick in two colors as well as fiber cement siding, panels and trim. The windows and storefronts are proposed to be bronze in color.



A few Waivers or Administrative Departures might be needed depending on the final details. These pertain to façade transparency, number of entrances, parapet height, vertical façade increments, height of the finished floor elevation above the sidewalk level, and percentage of primary materials. All are minor and help contribute to the integrity of the design. They will be addressed at FDP when additional details are available. It should be noted that the façade at the east end of the building is intentionally designed with blank walls in order to accommodate a public art mural, although it appears that some fenestration could still be incorporated.

The Apartment Building Type standards require occupied space with a minimum depth of 20 feet for a ground story facing a street. A water meter room and electric room are proposed to occupy a portion of the ground story of the west façade facing Dublin Center Drive. This requires a Waiver, which is addressed below.

5. Plan Review

Waiver Requests [153.66(K)(5)]

Apartment Building Type

1) 153.060(O)(3)(a)(1) – Corner Side Required Building Zone

The corner side required building zone is 5-20 feet.

Request: To allow the building to be located approximately 62 feet on average from the Banker Drive property line.

Criteria Met: This is a function of the lot having three public street frontages, two of which are Principal Frontage Streets. The Waiver is mitigated by the incorporation of a pocket park and landscaping.

2) 153.060(O)(3)(c) – Occupied Space

Minimum 20 ft. depth for the ground story facing streets.

Request: To allow unoccupied space (water meter room and electric room) to occupy a portion of the ground story of the west façade facing Dublin Center Drive.

Criteria Met: This is necessitated by the location of the respective utilities. Design elements have been incorporated to maintain the continuity and overall integrity of the building façade.

Preliminary Development Plan	
Criteria	Review
1. The PDP shall be consistent with the approved CP, the record established by the required reviewing body, the associated staff report, and the Director's recommendation.	Criterion Met: The proposal is consistent with the Concept Plan and addresses the items raised during that review.
2. The development is consistent with the Community Plan, BSD Special Area Plan, BSD Design Guidelines, other adopted city plans, and related policies.	Criterion Met: The proposed development is consistent with all applicable plans.
3. The proposed land uses align with all applicable requirements and use specific standards of 153.059 Uses.	Criterion Met: The proposed uses align with the applicable requirements and specific use standards.
4. The proposed buildings are appropriately sited and scaled to create a cohesive development character that complements the surrounding environment, and conforms to the requirements of 153.062 Building Types and 153.065 Site Development Standards.	Criterion Met with Waivers and Conditions: The proposed building is appropriately sited within the RBZ of the two Principal Frontage Streets (W. Dublin Granville Road and Dublin Center Drive). While the placement is different from the existing surrounding environment, it is consistent with the future plans for the area as well as the applicable BSD standards. The RBZ Waiver along Banker Drive is justified and mitigated, and additional evaluation of some of the site development standards will take place at FDP.

5. The proposed lots and blocks conform to the requirements of 153.060 Lots and Blocks.

Not Applicable: Apart from a slight lot line adjustment, no new lots or blocks are being created. The current block exceeds the maximum permitted block length and block perimeter. However, the BSD Street Network Map indicates a future Neighborhood Street on the parcel to the east that will subdivide this block at the time that parcel redevelops.

6. The proposed street types conform to the requirements and standards of 153.061 Street Types, including the general pattern of streets, blocks, and development reflected on the BSD Street Network Map and the conceptual locations of access points to surrounding streets to avoid adverse impacts on surrounding neighborhoods and traffic infrastructure.

Criterion Met with Conditions: The surrounding streets are existing. The Dublin Center Drive and Banker Drive streetscapes will be enhanced to meet the BSD Streetscape Character Guidelines, and the applicant should continue to work with Staff to finalize those details. The W. Dublin Granville Road streetscape will be modified by the City in the future to accommodate the BRT and other multi-modal transportation facilities. The access point to the site off of Banker Drive is in the general location of a future alley as depicted in the BSD Special Area Plan.

7. The proposed design of the internal circulation system, driveways, and any connections to the public realm provide for safe and efficient access for pedestrians, bicyclists, vehicles, and emergency services.

Criterion Met: The internal circulation and driveways are appropriate as is the connectivity to the public realm for all modes of transportation.

8. The proposed design of buildings conforms to the BSD Code and is consistent with the BSD Design Guidelines, while integrating with nearby development.

Criterion Met with Waivers and Conditions: The proposed building design generally conforms to the BSD code with an Occupied Space Waiver. Some additional Waivers and/or Administrative Departures might be needed at FDP, but the design approach maintains architectural integrity and meets the intent of the Sawmill Center Neighborhood District.

9. The proposed open spaces are appropriately sited and designed to conserve or enhance natural features as appropriate, enhance the community both within and outside the proposed development, and conform to the requirements of 153.064 Open Spaces.

Criterion Met with Conditions: The proposed open spaces complement the Sawmill Center Neighborhood standards. The overall size is slightly less than the 15,000 square foot requirement, and some of the specific Open Space Type standards are not currently met. The applicant should continue to work with Staff on refining the details prior to FDP.

10. The scale and design of the proposed development allows for the adequate provision of services currently furnished by or that may be required by the city or other public agency including, but not limited to, fire and police protection, public water and sanitary sewage services, recreational activities, traffic control, waste management, and administrative services.

Criterion Met with Conditions: The proposed development allows for the provision of services to the site and adjacent sites. The applicant should continue to work with the City's Engineering staff and the Washington Township Fire Department to confirm the necessary water lines are provided for fire coverage.

11. The proposed development conforms to the requirements of 153.063 Neighborhood Standards, as applicable.

Criterion Met: The development meets the Sawmill Center Neighborhood District standards.

12. The proposed development provides adequate stormwater management systems and facilities that comply with the applicable regulations of this code and any other applicable design criteria or regulations as adopted by the city or required by other government entities.

Criterion Met with Conditions: The applicant should continue to work with the City's Engineering staff to verify compliance with the City's stormwater regulations.

13. The proposed development can be adequately serviced by existing and/or planned public or private infrastructure consistent with the city's most recently adopted capital improvements program.

Criterion Met: The development can be adequately serviced.

14. If the development is to be implemented in phases, each phase has adequate infrastructure to serve the development independently without the need for further phased improvements.

Not Applicable: The development consists of a single phase.

15. The proposed development demonstrates consistency with the recommendations, principles, and intent of all applicable design standards and guidelines, including but not limited to buildings, open spaces, and streetscapes.

Criterion Met: The proposed development is consistent with the Sawmill Center Neighborhood standards, BSD Special Area Plan, and BSD Streetscape Character Guidelines.

Recommendation

Planning Recommendation: Approval of 2 Waivers.

Planning Recommendation: Approval of Preliminary Development Plan with the following conditions:

1. The applicant update the Site Plan to reflect the Required Building Zone and side yard setback and confirm compliance with the applicable standards at the Final Development Plan stage (FDP).
2. The applicant continue to work with staff on addressing the lot coverage and open space standards at FDP.
3. The applicant work with Engineering staff to complete stormwater management calculations that are compliant with the City's stormwater regulations and provide the correct critical storm calculations prior to submittal for FDP.
4. The applicant continue to work with Engineering staff and the Washington Township Fire Department to confirm the necessary water lines are provided for fire coverage.
5. The applicant continue to work with staff on incorporating the BSD Streetscape Character Guidelines including incorporation of on-street parking.
6. The applicant continue to work with staff on finalizing the on-site parking details.
7. The applicant continue to work with staff on finalizing the building design details.