

## PLANNING REPORT

# Planning and Zoning Commission

Thursday, October 23, 2025

## Liu Court

## 24-128PP,25-026FP

[www.dublinohiousa.gov/PZC/24-128](http://www.dublinohiousa.gov/PZC/24-128)

[www.dublinohiousa.gov/PZC/25-026](http://www.dublinohiousa.gov/PZC/25-026)

### Case Summary

Address	7192 Dublin Road, Dublin, Ohio 43017
Proposal	Preliminary Plat (PP) and Final Plat (FP) for a 12.79-acre site to establish 7 single-family lots and a reserve.
Request	Review and recommendation of approval to City Council for a Preliminary Plat and Final Plat under the provisions of the Subdivision Regulations.
Zoning	R-1: Restricted Suburban Residential District.
Planning Recommendation	<u>Recommendation of Approval to City Council for a Preliminary Plat and Final Plat with Conditions.</u>
Next Steps	Upon review and recommendation of approval of the Preliminary Plat and Final Plat from the Planning and Zoning Commission (PZC), the application will be eligible for review by City Council for acceptance.
Applicant	Matthew Lilie, American Structurepoint, Inc.
Case Manager	Tammy Noble, Senior Planner (614) 410-4649 <a href="mailto:tnoble@dublin.oh.us">tnoble@dublin.oh.us</a>



### Community Planning and Development



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Site Location Map

# 24-128PP/25-026FP - Liu Court



## Site Features

- 1 Existing access
- 2 Existing single-family home, detached buildings, and tennis court
- 3 Floodplain



## 1. Request and Process

The applicant is requesting review and recommendation of approval of a Preliminary Plat (PP) and Final Plat (FP) to City Council to subdivide 12.79-acres into seven single-family lots and a reserve.

### Process

1. *Standard District Preliminary Plat (PZC Recommendation)*
2. *Standard District Preliminary Plat (CC Acceptance)*
3. *Standard District Final Plat (PZC Recommendation)*
4. *Standard District Final Plat (CC Acceptance)*

These are preliminary and final plat applications in a R-1, Restricted Suburban Residential district. The review of the preliminary and final plats is governed exclusively by Section 152.019 in the subdivision code, and the R-1 district provides minimum lot and yard dimensions at Section 153.020(C) of the Zoning Code incorporated by reference in Section 152.019. Unlike preliminary and final plat applications accompanying Planned Development District (PUD) or Bridge Street District applications that the Commission frequently hears, the plat application in this case only considers whether the applicable code minimums have been depicted on the proposed plat. There is no discretion for the Commission to consider additional factors including building form, architecture, or density (so long as the lot size minimums are met). If the plat meets the minimum conditions and is approved, any building upon the lots created will be subject to stormwater, engineering, and building staff review. The individual structures will also be required to meet the Residential Appearance Standards listed in Section 153.190 of the Zoning Code. These are reviewed administratively at the building permit stage.

As noted below, approval of each of the preliminary and final plat is a two step process including review and recommendation by the Planning and Zoning Commission (PZC) and final determination by City Council (CC).

## 2. Background

### Site Summary

The +/-12.79-acre site is zoned R-1, Restricted Suburban Residential District, and is located on the east side of Dublin Road, approximately 490 feet north of the intersection with Killilea Drive. The site is bordered by single-family residences to the north (Galway Estates Subdivision), south (unplatted lot), and west (unplatted lots and Coventry Woods Subdivision), and the Scioto River to the east. All of the immediate surrounding single-family lots are developed under the R-1 zoning classification, which requires a 40,000-square-foot lot minimum. Mature tree lines define the northern, eastern, and southern property boundaries. The site is currently developed with a single-family residence, several detached structures, and a tennis court, and is accessed from Dublin Road. A shared use path runs along the west side of Dublin Road.

### History

#### *April 2025*

PZC reviewed and provided feedback regarding the Preliminary Plat for Liu Trail (now Liu Court) on April 17, 2025. There was significant discussion by the Commission, especially regarding the size of the existing and proposed houses, building orientation, density, and grading. The need for a left turn lane along Dublin Road and the proposed



Fee-in-Lieu options for a required Shared Use Path were also discussed. There was uncertainty about PZC's authority when reviewing plats in a standard zoning district. The application was then tabled at the applicant's request to allow the applicant to respond to the Commission's comments.

The Planning Report associated with the April 17 meeting included several recommended conditions of approval. The applicant has since addressed those conditions in the following manner:

- 1) That the applicant addresses all plat notations regarding setbacks and lot size, with the submission of the Final Plat;  
*All notations have been addressed.*
- 2) That the dimensions indicated on the Site Plan and Preliminary Plat for the Liu Trail (now Liu Court) right-of-way tangents and Front Building Setback for Lot 5 be verified for accuracy, with the submission of the Final Plat;  
*This has been reviewed and verified as accurate.*
- 3) That a Curve Data Table be included on the Final Plat;  
*The Curve Data Table has been provided.*
- 4) The applicant adds evergreen trees within the landscape easement, subject to staff review and approval, as part of the Final Plat application;  
*The applicant has indicated that they will provide additional landscaping in the easement along Dublin Road. This will be a condition of approval and required prior to submitting the Final Plat to City Council.*
- 5) The applicant will continue to work with the Engineering Division to finalize the proposed street name prior to the approval of the Final Plat;  
*Street modified from Liu Trail to Liu Court based on comments by Engineering.*
- 6) The location of the driveway on Lot 1 is restricted to the most eastern location allowable based on setbacks, subject to staff review and approval;  
*This will be a condition of approval and verified at the building permits process.*
- 7) The location of the driveway on Lot 7 is restricted to line up with the driveway on Lot 1 or be located further to the east, away from Dublin Road, subject to staff review and approval;  
*This will be a condition of approval and verified at the building permits process.*
- 8) A continuous 1-foot separation from the proposed ROW to the edge of the sidewalk be provided while maintaining a 6-foot sidewalk and 8-foot tree lawn, with the submission of the Final Plat;  
*The applicants have provided a 6-foot sidewalk, 8-foot tree lawn and a minimum separation of one foot.*
- 9) The applicant continues to work with Engineering on the final location and design of the SUP along Dublin Road, including the easement width necessary for the path; maintenance and/or construction, prior to approval of the Final Plat at City Council;  
*The applicant is working with Engineering and this will continue to be a condition of approval.*
- 10) The applicant shall provide a revised Traffic Memo before the submission of the Final Plat;  
*The applicant has submitted a revised Traffic Memo which has been reviewed by staff.*
- 11) A left turn lane shall be constructed on Dublin Road to provide access to the subdivision;  
*The plat shows a left-turn lane along Dublin Road as required by Engineering.*

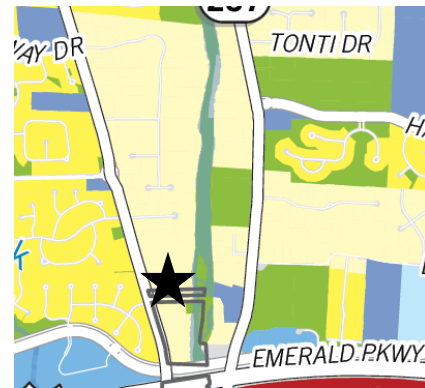
- 12) The applicant should show and label the driveway locations for all lots demonstrating that the slope of the driveways will not exceed the maximum allowable slope of 8 percent. The location of the driveways should be restricted as necessary, reviewed and approved by staff, with the submission of the Final Plat; and  
*Engineering is satisfied with the information provided and has agreed to review driveway locations at the building permit stage for each lot.*
- 13) The applicant continues to work with the Engineering Division to resolve all comments provided on the plans and make any adjustments to the plat with the submission of the Final Plat.  
*Engineering has reviewed the resubmission and is accepting of all the required adjustments.*

### 3. City Plans and Policies

#### Envision Dublin Community Plan

##### Future Land Use

The Envision Dublin Community Plan designates the Future Land Use (FLU) for this site and its surroundings on the east side of Dublin Road as Residential Low Density. This designation envisions large-lot residential development that is responsive to environmentally sensitive areas and integrates existing natural features. The goal is to create a transition from a rural setting to suburban single-family residential neighborhoods. The FLU recommends single-family homes on at least 0.50 acre lots at a density of 0.5 to 2 du/acre. The proposed density for the project is 0.56 du/acre, which meets the recommendation.



##### Thoroughfare Plan

The Envision Dublin Thoroughfare Plan classifies roadways based on traffic demand and outlines future character improvements. The Dublin Road Corridor is designated as a Commuter Boulevard with an 80-foot right-of-way, serving as a traditional minor arterial that also accommodates commuter bike routes. It is assigned a River Corridor Character, which is intended to reflect the natural processes on the land over time, featuring significant topographical variation, dense tree cover, and proximity to the Scioto River and its tributaries. New development along Dublin Road is expected to have modest setbacks ranging from 60 to 100 feet. In this case, right-of-way dedication is required for the proposed improvements, including the construction of a Shared Use Path (SUP). The applicant has designed and will construct the necessary infrastructure and provide easements to be recorded on the associated plat.

### 4. Project

#### Project Summary

This is a request to subdivide 12.79 acres into seven single-family lots with 0.5 acres of open space within a private reserve and the construction of a new public street (Liu Court) to provide access to the development.

The existing single-family residence will be retained, while two detached buildings, the tennis court, and the existing private drive will be removed. The applicant intends to develop the proposal under the current R-1: Restricted Suburban Residential District. The proposal is required to meet the development standards outlined in the Code, which include a minimum lot size of 40,000 square feet and a minimum lot width of 60 feet at the right-of-way line and 150 feet and front building line, which are met.

The proposed lots will have a minimum building line setback of 40 feet from Dublin Road, based on the 80-foot ROW, and a varied building line setback from Liu Court. The development standards are summarized in the table below:

<b>Lot Identification</b>	<b>Lot Size (Minimum 40,000 square feet/0.918 acres)</b>	<b>Lot Width at Front Building Line (Minimum 150 feet).</b>	<b>Front Building Line Setback</b>
Lot 1	0.921 Acres	152.41 +/- feet	36
Lot 2	1.55 Acres	150.49 +/- feet	92
Lot 3	1.575 Acres	150.78 +/- feet	65
Lot 4	3.001 Acres	251.95 +/- feet	41
Lot 5	1.337 Acres	150.86 +/- feet	31
Lot 6	1.302 Acres	251.24 +/- feet	36
Lot 7	0.931 Acres	250 feet +/- feet	31

### Transportation & Mobility

To access the subdivision, a new left turn lane on Dublin Road and the construction of a new public street with associated infrastructure improvements are required. The new public street, Liu Court, is designated as a future Shared Street and will include a 58-foot ROW with a 24-foot paved street, 6-foot sidewalks, and 8-foot tree lawns with street trees.

A left turn lane is required based on the Traffic Memo and shall be constructed on Dublin Road to provide access to the subdivision.

To promote mobility objectives, an 11-foot Shared Use Path (SUP) along the east side of Dublin Road is also required and accommodated in the plat. The applicant should continue to work with Engineering on the final location and design of the SUP along Dublin Road, including the easement width necessary for the path maintenance and/or construction which is a condition of approval.

### Utilities & Stormwater

Water and sanitary sewer utilities are available on site. The existing water line is located on the west side of Dublin Road, and the sanitary sewer runs north/south through the middle of the site.

The existing ditch along the north property line connects to an existing 24-inch culvert under Dublin Road and outlets to the Scioto River. This will be relocated 30 feet north and will be placed into an 83-foot storm easement. Stormwater from the development will outlet to the southern property line of lot 5. The subdivision will connect to the public sanitary sewer system and file a sanitary PTI sewer extension through the Ohio Environmental Protection Agency.

Water quality control is provided through a proposed underground detention system beneath the Liu Court cul-de-sac. Per the City of Dublin Stormwater Design Manual, stormwater quantity control is not required.

### Open Space/Reserve

Residential subdivisions are required to provide open space based on the number of units proposed. Based on the proposed seven dwelling units, a total of 0.466 acres of open space is required. The proposal includes 0.598 acres of open space, which exceeds the minimum requirement. The proposed open space reserve will be privately owned and maintained by the HOA and is intended to provide shared visual and physical access to the Scioto River. The applicant has provided plans for the open space, which include a gravel path, retaining walls, benches, and landscaping. This space is designed for, and intended use of, the residents of Liu Court.

### Landscaping

For a standard residential subdivision, street trees are required to be planted within the 8-foot tree lawn of the ROW, spaced 45 feet on center, which is met. The applicant is proposing two types of large street trees: Swamp White Oak along Dublin Road and Urban Elms along Liu Court. Additional deciduous trees - Scarlet Oak, Green Mountain Sugar Maple, and Swamp White Oak - will be planted within the landscape buffer along Dublin Road. All other landscaping, including front yard trees, will be finalized during building permitting as part of the final residential site design.

### *Tree Removal/Tree Waiver*

The tree preservation requirements within the Zoning Code apply to all healthy trees with a minimum diameter of six inches at breast height. Replacements for removals are required on an inch-for-inch basis at a minimum tree installation size of 2.5 inches caliper. A \$150 per-inch fee-in-lieu may be paid if full replacement would result in overcrowding.

There are 169 healthy trees on site. The applicant is proposing to remove 65 (1,375 inches) of protected trees which require replacement. The applicant is requesting a tree waiver to be determined by City Council with the development of this project. The tree waiver policy was approved by City Council on January 9, 2018 and evaluates trees not only by health, but by species, size and structure. Projects that demonstrate preservation of at least 50% of landmark trees (24 inches or greater) and 50% of priority 1 trees (18-24 inches) on site are eligible to request a waiver.

All Landscape Code requirements have been met. However, staff recommends the addition of evergreen trees within the landscape easement along Dublin Road to create a more immediate and effective landscape buffer. The proposed deciduous trees within the buffer are 2 to 2.5 inches in caliper at planting and will require several years to reach maturity. A condition of approval has been included to reflect this recommendation and must be met prior to City Council.

### Architecture

The site is zoned R-1, Restricted Suburban Residential District and is required to meet the Residential Appearance standards in Section 153.190. The section requires minimum architectural features that for residential homes. Some examples of the requirements are masonry chimneys, building materials finishes, exposed foundation cladding (must include brick,

stone, or split face block, or patterned concrete). The section also requires four-sided architecture, and includes requirements for garage doors based on type of garage, minimum roof pitches, shutters or trim requirements on all windows. All building materials must meet industry standards and have 30 year life span. All building permits will be reviewed against these standards.

## 5. Plan Review

Preliminary Plat	
Criteria	Review
1. Plat Information, Zoning Code, and Construction Requirements.	<b>Criterion Met with Conditions:</b> The proposal is consistent with the Subdivision regulations. The application may require technical adjustments prior to submission to City Council.
2. Lots, Street, Sidewalk, and Bike Path Standards.	<b>Criterion Met:</b> The proposal is consistent with the lot, street, sidewalk, and bike path standards of the Subdivision regulations.
3. Utilities.	<b>Criterion Met:</b> Proposed and existing utility easements are shown on the plat.
4. Open Space Requirements.	<b>Criterion Met:</b> The proposed privately owned and maintained reserve provides ample amenities for future residents of the subdivision and meets the open space requirements.
Final Plat	
Criteria	Review
1. Plat information and construction requirements	<b>Criterion Met with Conditions:</b> The proposal is generally consistent with the Subdivision regulations. The application may require technical adjustments prior to submission to City Council.
2. Lots, Street, Sidewalk, and bike path standards	<b>Criterion Met:</b> The proposal is consistent with the lot, street, sidewalk, and bike path standards of the Subdivision regulations.
3. Utilities	<b>Criterion Met:</b> Proposed and existing utilities are shown on the final plat.
4. Open space requirements	<b>Criterion met:</b> The proposed privately owned and maintained reserve provides ample amenities for future residents of the subdivision and meets the open space requirements.



## Recommendation

**Planning Recommendation:** Recommendation to City Council of approval of a Preliminary Plat.

**Planning Recommendation:** Recommendation to City Council of approval of a Final Plat with the following conditions:

- 1). The applicant adds evergreen trees within the landscape easement, subject to staff review and approval, as part of the Final Plat at City Council.
- 2) The applicant continues to work with Engineering on the final location and design of the Shared Use Path along Dublin Road, including the easement width necessary for the path maintenance and/or construction, prior to approval of the Final Plat at City Council.
- 3) The location of the driveway on Lot 1 is restricted to the most eastern location allowable based on setbacks, subject to staff approval.
- 4) The location of the driveway on Lot 7 is restricted to line up with the driveway on Lot 1 or located further to the east, subject to staff approval.
- 5) The applicant continues to work with the Engineering Division to resolve all comments provided on the plans and make any adjustments to the plat with the submission of the Final Plat at City Council.