

PLANNING REPORT

Administrative Review Team

Thursday, April 9, 2026

All In Dublin 26-016AD

<https://dublinohiousa.gov/art/26-016/>

Case Summary

Address	6500 Dublin Center Drive, PID: 273-013221
Location	East side of Dublin Center Drive between W. Dublin Granville road and Banker Drive
Proposal	Request for review and approval of an Administrative Departure to allow for a reduction in the width of some foundation planting beds associated with a new 75-unit multi-family building on a 1.59-acre site
Request	Review and approval of an Administrative Departure under the provisions of Zoning Code Section 153.066
Zoning	BSD-SCN, Bridge Street District, Sawmill Center Neighborhood
Planning Recommendation	<u>Approval of the Administrative Departure</u>
Next Steps	Upon review and approval of the Administrative Departures, the applicant may apply for site and building permits
Applicant	Mark Duham, 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



5200 Emerald Parkway
Dublin, Ohio 43017



614.410.4600
dublinohiousa.gov

Sustainable | Connected | Resilient

Site Location Map

26-016AD - All In Dublin



- Site Features**
- 1 Approved Building Location
 - 2 Approved Parking Location



1. Introduction

Request

Request for review and approval of an Administrative Departure to allow a reduction in the width of foundation planting beds along the east side of the proposed new building.

Application Type and Process

Administrative Departures (AD) are intended to provide an efficient process to allow minor deviations from the strict application of the BSD requirements caused by unusual site or development conditions or conditions unique to a particular use or other similar conditions that require reasonable adjustments but remain consistent with the intent of the code. An AD is limited to any modification of no greater than ten percentage points to a numeric zoning standard related to building dimensions, lot dimensions or coverage, open space, landscaping, parking, fencing, walls, screening, or exterior lighting.

Administrative Departures are subject to review and approval by the Administrative Review Team.

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. As noted in the Case History Section below, the construction of a new L-shaped residential building on this site was recently approved by the Planning and Zoning Commission (PZC). Associated parking, landscaping, open space and streetscape improvements were also approved.

Case History

June 2025 – Case 25-42CP

PZC 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.

September 2025 – Case 25-069PDP

PZC approved a Preliminary Development Plan for the All In Dublin project with two Waivers and seven conditions.

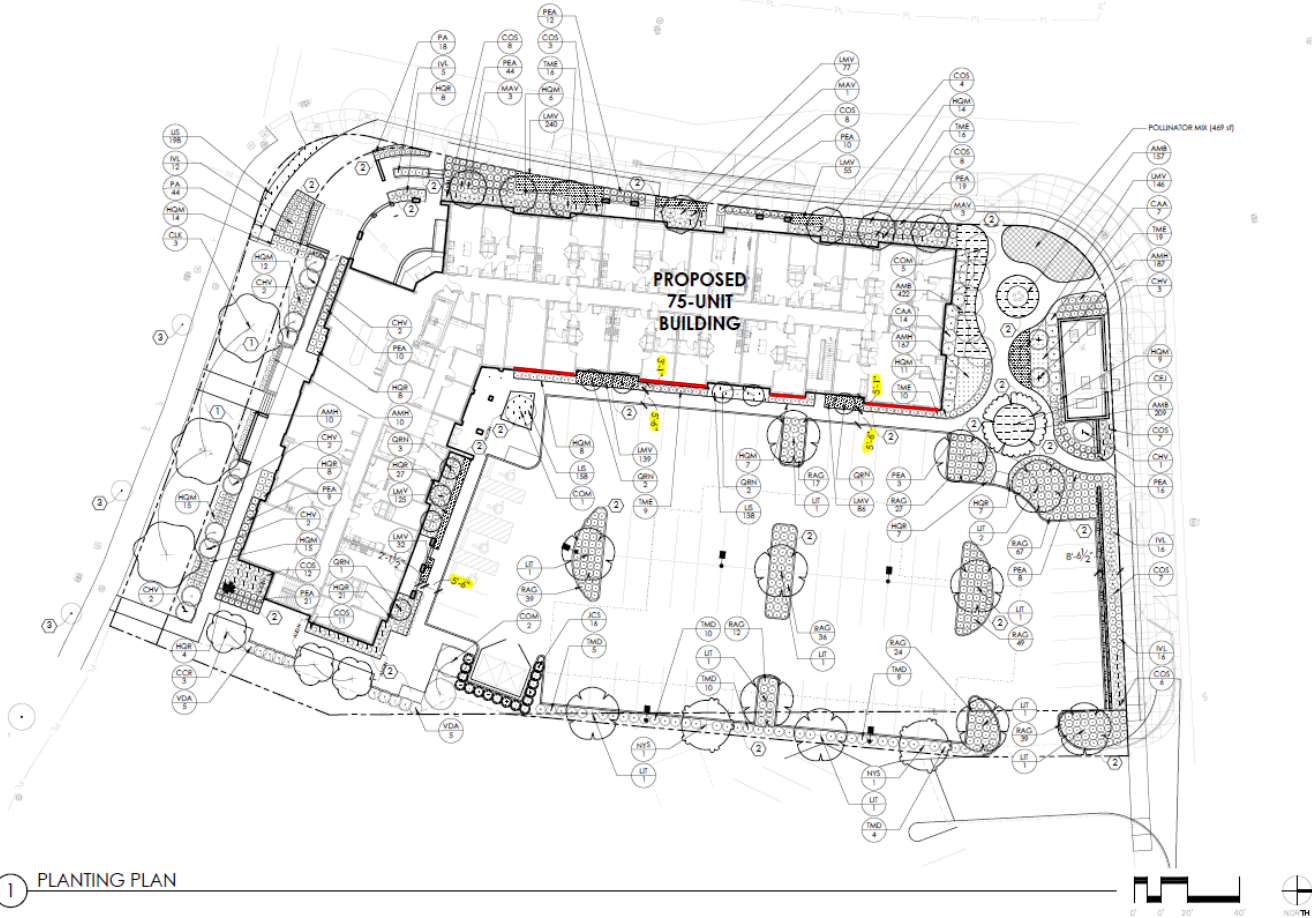
January 2026 – Case 25-115FDP

PZC approved a Parking Plan and a Final Development Plan for the All In Dublin project with 4 Administrative Departures, 15 Waivers and 14 conditions.

Request

After gaining PZC approval, the applicant started finalizing the plans in preparation for permit application submittal. As part of that process, the sidewalk width along the east side of the building needed to be increased by 6" in order to accommodate the width of the adjacent curb while maintaining the required 5' minimum sidewalk width. This resulted in portions of the foundation planting beds being reduced in width to 37", which is 5" less than the 42" minimum required per Section 153.065 of the BSD code. The impacted sections are shown with red lines

on the planting plan below. There would be no impact on the number, size or longevity of the required plant materials in those planting beds.



3. Plan Review

Administrative Departure: 153.065(D)(7)(b) – Landscaping and Tree Preservation – Foundation Planting

Requirement: Foundation planting landscape bed or raised planter must extend a minimum of 42” beyond the foundation
Request: To allow segments of the planting bed along the east side of the building to be 37” in width

Considerations	Review
<p>1. The need for the AD is caused by unique site conditions, conditions on surrounding properties, and/or otherwise complies with the spirit and intent of the Community Plan, BSD Special Area Plan, BSD Design Guidelines, other adopted city plans and</p>	<p>Criterion Met: The AD is caused by site constraints and the need to accommodate the appropriate sidewalk width while accounting for the adjacent curb. It only pertains to a few sections of the planting bed and complies with the spirit and intent of the code and applicable plans and guidelines.</p>

Administrative Departure: 153.065(D)(7)(b) – Landscaping and Tree Preservation – Foundation Planting

Requirement: Foundation planting landscape bed or raised planter must extend a minimum of 42” beyond the foundation

Request: To allow segments of the planting bed along the east side of the building to be 37” in width

Considerations	Review
<p>policies, and all applicable requirements within 153.057 through 153.066;</p>	
<p>2. The AD is not being requested simply to reduce cost or as a matter of general convenience;</p>	<p>Criterion Met: The AD addresses a technicality in the sidewalk/curb measurement requirements and does not affect cost.</p>
<p>3. The AD does not have the effect of authorizing any use, sign, building type, or open space type that is not otherwise permitted in the BSD district;</p>	<p>Criterion Met: The AD does not affect uses, signs or building/open space types.</p>
<p>4. The AD, if approved, does not adversely impact the pedestrian experience; and</p>	<p>Criterion Met: The AD does not change the pedestrian experience. The number, size and longevity of the foundation planting materials would not be affected.</p>
<p>5. The AD, if approved, will ensure that the development is of equal or greater development quality with respect to design, material, and other development features than without the AD.</p>	<p>Criterion Met: The AD maintains the quality of the development.</p>

Recommendation

Planning Recommendation: Approval of the Administrative Departure to Zoning Code Section 153.065(D)(7)(b) to allow the width of portions of the foundation planting bed along the east side of the building to be reduced from 42” to 37”