

PLANNING REPORT

Planning and Zoning Commission

Thursday, October 1, 2026

Aura Dublin 26-045PDP

www.dublinohiousa.gov/PZC/26-045

Case Summary

Address	PID: 273-008361
Location	Northwest corner of Sawmill and Martin Roads
Proposal	Construction of a ±7,818 square-foot multi-tenant commercial building and associated site improvements on a ±3.59-acre site
Request	Request for review and approval of a Preliminary Development Plan under the provisions of the Zoning Code Section 153.066.
Zoning	BSD-C, Bridge Street District – Commercial
Planning Recommendation	<u>Approval of 2 Waivers.</u> <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	Matthew Lones, Orange Frog Design Group
Case Manager	Tori Brubaker, Planner I (614) 410-4632 tbrubaker@dublin.oh.us



Community Planning and Development



5200 Emerald Parkway
Dublin, Ohio 43017



614.410.4600
dublinohiousa.gov

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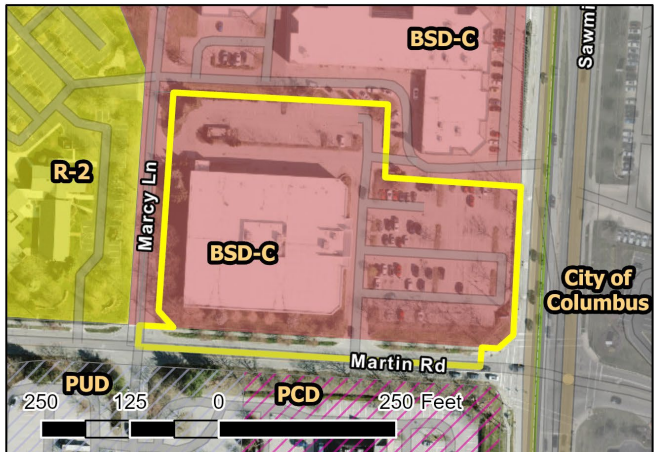
Site Location Map

26-045PDP - Aura Dublin (Sawmill Outparcel)



Site Features

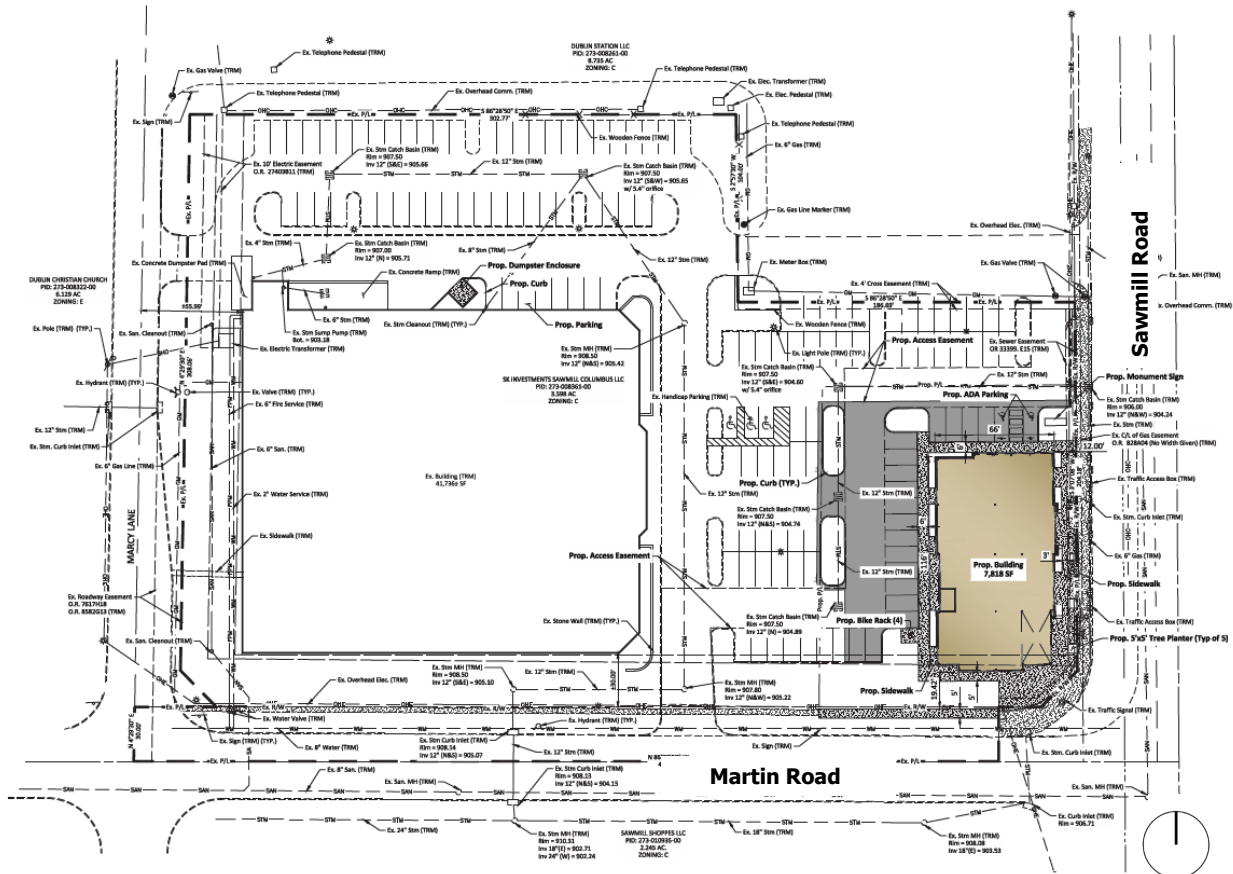
- 1 Proposed Outparcel
- 2 Existing Building



1. Request and Process

Request

The applicant requests review and approval of a Preliminary Development Plan for a $\pm 7,818$ square foot multi-tenant commercial building on a new ± 0.57 -acre outparcel that would be split from an existing ± 3.59 -acre parcel. The new structure would be located at the southeast corner of the site where surface parking currently exists. An existing $\pm 41,736$ square-foot commercial building on the western portion of the site would remain, as would the majority of existing parking.



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 existing ±3.59-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 is currently the home of Gabe's discount store. Surface parking exists along the east and north portions of the site with access off 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 utility 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

PZC approved a Corridor Development District application for a 41,800 SF retail sporting goods store and associated site improvements with conditions. Board of Zoning Appeals then approved variances for setbacks and parking.

June – October 1994 – Case Z94-003

PZC reviewed and recommended approval with conditions for rezoning application from CC, Community Commercial District to PCD, Planned Commercial District, along with development text. Main purpose: limit scope of permitted/conditional uses due to parking concerns. Site access, parking and maneuvering, landscaping and architecture were to be coordinated with existing shopping center to north. Later PZC reviewed and recommended approval of additional text language to address signage.

November 1994 – Ordinance 33-94

City Council approved rezoning and development text.

February 2006 – Case 06-003AFDP/CDDS

PZC reviewed and approved with conditions an Amended Final Development Plan/Corridor Development District Sign request. Application included modifications to existing wall and monument sign to accommodate new tenant

March 2012 – Ordinance 07-12

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

April 2012 – Ordinance 08-12

City Council approved ordinance rezoning 388 parcels (+/- 808.7 acres) to the new Bridge Street Districts. The subject site was placed in BSD – Commercial District.

October 2025 – Case 25-089CP

PZC reviewed and provided non-binding feedback on a Concept Plan to create/develop an outparcel at the southeast corner of the site. PZC was generally supportive of this use and

activation of the corner. Concerns included: building's proximity to Sawmill Road, impact on trees, and the suburban character of the proposed structure. Commission encouraged applicant to consider a taller building to anchor the corner and emphasized the importance of pedestrian circulation and activity.

3. City Plans and Policies

Envision Dublin Community Plan

Envision Dublin 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.

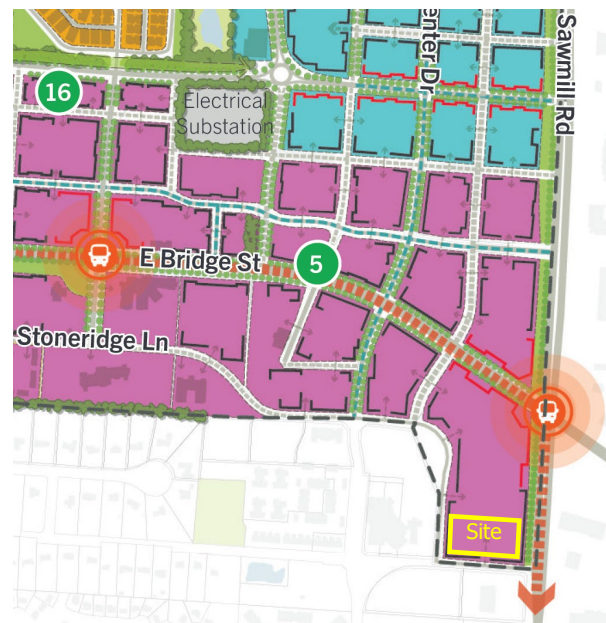
Future Land Use

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 FLU 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 (orange dash on map) that could link this corridor to Columbus as well as Historic Dublin, Perimeter Road, and the West Innovation District. While the plan acknowledges 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.



Special Area Plan, site in yellow, BRT in orange

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 *Envision Dublin*. 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 *Envision Dublin* 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.



BSD Street Network

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 Sawmill Road and Martin Road carry the Standard Streetscape category, which includes on-street parking with permeable brick pavers, granite curbs, concrete sidewalks, and planting strips of tree grates. It should be noted that due to Columbus' ownership of the Sawmill ROW, full streetscape implementation will not be achievable.



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

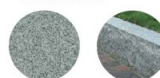
ENDICOTT CLAY PAVERS
TYPE/FINISH: Manganese Ironspot

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 the creation of a new parcel at the southeast corner of the existing site with approximately 118' of frontage on Sawmill Road and 64' of frontage on Martin Road. Since the CP 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 building along the front property line to better activate the Sawmill Road frontage
- Building pushed back from Sawmill Road ROW to address overhead electric line and allow for streetscape elements
- Streetscape improvements along Sawmill and Martin Roads
- Provision of taller building corner element to activate corner
- Relocation of the dumpster off-site and removal of the loading space

Below is a discussion of the project details.

Use

Consistent with the CP, the single-story structure would be a multi-tenant retail building with the possibility of including an eating and drinking facility. Public building entrances would be located along the Sawmill Road frontage, with the potential of secondary/private entrances at the rear of the building, future tenant dependent.

General retail and eating/drinking uses are permitted in the BSD-C district. The Mixed-Use Urban FLU also includes commercial and eating and drinking as principal uses, and the BSD Special Area Plan envisions retail as a complementary use in the East Bridge Street Subarea to further promote walkability. Existing and future transit stops are near this site, and other retail and service opportunities are within walking distance.

Site Layout

As noted, the existing site is bounded by streets on three sides and by a private drive on its north side. The proposed outparcel will have Sawmill Road as the front property line as it is a PFS, and Martin Road will serve as the side property line. Both the front and side of the building are placed in the Required Building Zone (RBZ), and the open space is shown at the corner of the building; *refer to Building Type discussion below*. As recommended during CP, the building has been slightly pushed back from Sawmill Road. Parking is located to the rear and side of the building, as permitted for the proposed Commercial Center Building Type. The site access points are existing and not proposed to change, and access is granted from all three surrounding streets. The new dumpster location is on the north side of Gabe's, and further details will be refined at FDP.

Lots, Blocks, and Streets

In the BSD Commercial District, the maximum permitted block length is 500', and the maximum permitted block perimeter is 1,750', per Table 153.065A. This parcel is not currently part of a well-defined block. The street configuration is existing, and the BSD Street Network Map calls for Marcy Lane to become a Neighborhood Street (it is currently partially within ROW and partially on private property). As such, the actual block width along Martin Road is only slightly more than 500'. Furthermore, a shared access drive exists directly north of the existing parcel. While not a street, it generally acts to define the "block" with an appropriate block length

between the shared drive and Martin Road. The proposed new building would not have any interference with the future development of the street network.

The applicant shall coordinate with the City of Columbus to identify any ROW needs along the Sawmill frontage and revise the plans accordingly. The applicant shall provide this documentation to staff. The applicant shall also widen the Martin Road sidewalk to meet BSD standards. These items have been addressed with a recommended condition of approval.

Access and Parking

Access

Access to the site is existing and is granted from each of the three surrounding sites. Access will be shared between the new and existing parcel, and a cross-access easement will be required at FDP. The applicant will provide staff documentation of the easement once it is recorded. There will be no changes to access points as part of this proposal, though changes may occur as the surrounding sites develop in the future.

Parking and Circulation

Based on the building size and retail use, 134 spots are required for the overall site and 22 are required for the outparcel after a 10% reduction for Transit Proximity within 1,320' as allowed by the BSD Code § 153.065(B)(2)(b)(3). The site plan shows 135 spots total for the site, and 24 for the proposed parcel.

The parking as shown does not provide a clear point for pedestrians to access the building sidewalk that will connect them to the Sawmill frontage where the public building entrances are located. This could be resolved by converting the overage in parking to create a landscaped pedestrian path. It should be noted that a potential eating and drinking use has been indicated here, which would require additional parking. Therefore, the applicant shall provide a Parking Plan at FDP indicating the potential use, explaining why a reduction from the parking requirements is necessary for the site, and provide evidence that additional parking is not needed. A shared parking agreement between Gabe's and the outparcel shall also be provided to staff as part of their Parking Plan. Overall, staff opines that the addition of a specific pedestrian path from the parking to the sidewalk meets the intent of the Bridge Street District Code better than providing additional parking, especially when adjacent parking may be shared. All of these matters have been addressed with a recommended condition of approval.

The parking space and drive aisle dimensions are consistent with Table 153.065B requirements, and the plan accommodates the required number of bicycle parking spaces (3 required, 4 provided) per § 153.065(B)(3). Loading spaces are not required based on gross floor area but may be required once further tenant details are finalized; these will be addressed at FDP.

Commercial Center Building Type

Impervious Coverage, Front Property Line, Setbacks, & RBZ

The parent parcel is 3.59 acres in area, and the split parcel will be approximately 0.57 acres. At 79%, the existing site exceeds the maximum lot coverage of 75% per code § 153.062(O)(7)(a)(2). The proposal will mostly replace existing pavement with a building, and the overall lot coverage across the entire site will remain at 79%. However, the lot coverage on the outparcel itself would be 82% due to additional impervious area adjacent to the right of way to facilitate the building being placed in the RBZ, as well as the required streetscape

treatment. A Waiver for impervious coverage is required and addressed below. Given that the parcel already exceeds maximum lot coverage, and progress is being made toward the intent of the BSD Code and vision, staff supports the Waiver.

Front Property Line coverage, RBZ, and Occupation of Corner for the Commercial Center Building Type have all been met. The required RBZ for both the front and corner side is 5-25ft, and the minimum Front Property Line Coverage required is 45% while approximately 66% is proposed. RBZ treatment may include either landscape, patio, or streetscapes. Landscaping is shown along the Sawmill and Martin Road frontages, meeting the streetscape requirements. A patio is shown at the corner as a pocket plaza, though refinements will be required (details below). Side and rear yard setbacks are not required to be met for on-site parking if there are shared parking arrangements between sites, shared access points, and the sites facilitate coordinated side design, per Code § 153.065(B)(1)(b)(1). This requirement has been met, and therefore, the side and rear yard setbacks are not applicable to the proposed parking arrangement.

Staff notes that the RBZ is incorrectly labeled for Sawmill and Martin Roads; however, the building placement is correct. A condition of approval is recommended to address this at FDP.

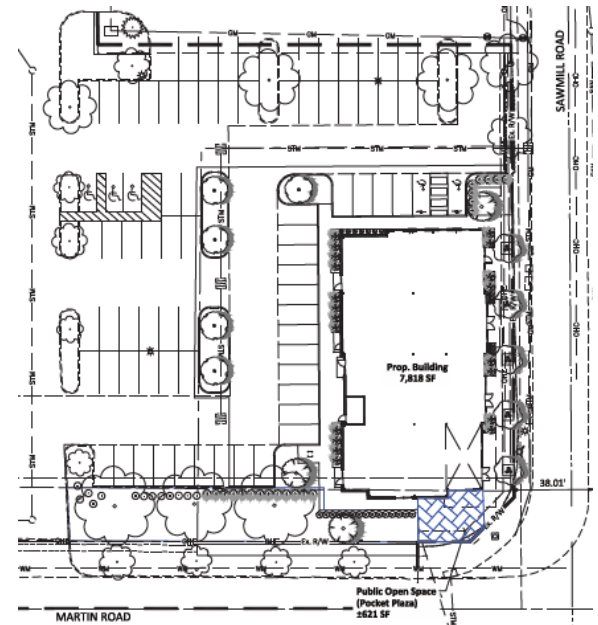
Waiver:

1. Maximum Impervious coverage

Open Space, Landscaping, and Streetscape

Open Space requirements for commercial uses within the BSD are dictated by the square footage of commercial space in the development. A minimum of 1 SF of open space per 50 SF of commercial space is required, per Code § 153.064(C)(2). Based on the use, 156 SF of open space is required, and 621 SF has been proposed as a pocket plaza.

The open space as shown is located at the corner of Sawmill and Martin Roads and is intended to partially satisfy the RBZ requirement. Staff finds this location is unsuitable for public open space given the high amount of vehicular traffic that frequents this corner at high speeds, though a private patio may be appropriate here. Pocket Plazas are intended to serve as a small impromptu gathering space for civic, social, and commercial purposes, and they should be designed as a well-defined area of refuge separate from the public sidewalk. The open space as proposed does not meet the intent and requirements of a Pocket Plaza.



Proposed Pocket Plaza in blue hatch

Given the unique site layout, the limited options for public open space that meet the full intent of the Code, the minimal square footage of open space required for this development, and the RBZ treatment requirement being satisfied by the use of landscaping, staff encourages the applicant to consider the fee-in-lieu of open space option.

The size of open space provided is incorrectly labeled on the drawings. This should either be corrected in the FDP submittal, or if the applicant proceeds with the fee-in-lieu option, this should be removed. This has been addressed with a recommended condition of approval.

A green edge along Sawmill Road was recommended during CP and is also indicated in the East Bridge Street Special Area Plan. The applicant has chosen not to pursue this as it would require the building to be pushed back more in an already tight site, and this would compromise the RBZ along Sawmill Road as well. Further consideration of the details will take place at FDP.

Mature trees exist throughout the site in parking lot islands and along the street frontages. 9 trees will be removed, and the applicant has met the replacement requirements. Landscaping will be added along Sawmill and Martin Roads and in locations where the sidewalk is not present, meeting the streetscape and foundation planting requirements.

Signage

An existing Gabe's monument sign is located at the corner of Sawmill and Martin Roads. The sign is proposed to be relocated just north of the new building along the Sawmill Road frontage, provided it meets all Code requirements. Signage details for this sign and the entire project should be provided with the Master Sign Plan application, either at FDP or when the applicant is ready.

Lighting

A photometric plan showing existing lighting has been provided. At FDP, the applicant should indicate any lighting to be removed, as well as proposed lighting. A photometric plan, to be reviewed in detail, shall be provided.

Architecture

The proposed Commercial Center building is a single-story retail building with potential for an eating/drinking use in the southern building section. The building would allow 3-4 tenants and would be approximately 25'-5" at its highest point to accommodate a taller corner element as recommended by PZC at CP. This will require a Waiver to the allowed maximum of 18', per Code §

153.065(O)(7)(b), and staff is supportive. The remainder of the building is approximately 17'-9", meeting the height requirement. The building incorporates varying parapet heights, ranging from 2'-5 5/8" to 5'-2 1/2", meeting parapet height requirements of Code § 153.062(D)(1)(a).



The applicant is proposing a variety of permitted primary materials, including brown and burgundy brick, cast stone, and glass. The applicant is also proposing metal paneling and aluminum with a faux wood finish to complement the selected primary materials and distinguish certain architectural elements. Various black metal canopies are proposed. Stone horizontal accent bands that project 3/4" are incorporated on all façades to add visual interest. The taller

southeast corner has been additionally emphasized with faux wood paneling, and a canopy that wraps around the corner. Commercial Center buildings require a minimum of 80 percent primary materials per façade per Code § 153.062(E)(1)(a), and this requirement has been met.

The architecture as proposed today would require three Waivers in regard to the elevations of the building. A minimum of 50% storefront transparency is required on parking lot facing façades on new buildings, and 65% is required on street facing façades per Code § 153.062(O)(7)(d)(1)-(2). Storefront transparency is determined by the percentage of the façade that is transparent between 2 feet and 8 feet. The proposal as is would require Waivers for the west and south elevations due to those areas likely being the tenant's back-of-house. As currently shown, the west elevation (facing parking lot) has 23% transparency, and the south elevation (facing Martin Road) is at 58% transparency. The proposal would also require a Waiver to the vertical façade increments on the west elevations, as a façade increment extends 54' while a maximum of 45' is permitted per Code § 153.062(O)(7)(d)(4). Waivers may be needed at FDP depending on final details, and Staff has provided recommended conditions of approval requesting that the applicant continue to work with Staff on bringing the design into further conformance with Code requirements.

Even though the rear façades are back-of-house, staff sees opportunities to better meet the intent of the Code with respect to architectural interest. Brick panels, art inserts, and landscape features could be incorporated into the rear and sides of the building to add interest and reduce the impacts of lesser transparency. These comments were made to the applicant during the application review process. At FDP, staff will expect to see these mitigations to offset the necessary Waiver requests.

The applicant will need to provide Staff with specifications for the proposed windows and doors to ensure they meet reflectance and transmittance requirements. This shall be provided, along with samples of all other proposed materials, with FDP submittal.

Waiver:

1. Ground Story Height

Stormwater and Utilities

Existing stormwater management is through parking lot ponding that includes the area being redeveloped. The applicant is proposing to utilize an underground detention structure for stormwater management. The proposed and existing site will share stormwater management, and a reciprocal maintenance agreement between the two properties regarding long-term maintenance of the stormwater management features of the parking lot will need to be provided. The applicant has yet to provide details on how and where stormwater management will be provided that at a minimum replicates the existing storage volume. The applicant will need to continue to work with the City's Engineering staff on the stormwater and other utility details at FDP, per a recommended condition of approval.

Overhead electric lines exist along the Sawmill Road frontage that may be relocated as part of this project. At FDP, the applicant should indicate where the proposed overhead electric lines are to be placed, dependent on where the poles are relocated. A recommended condition of approval addresses this.

5. Plan Review

Waiver Review: Commercial Center Building Type

1. Maximum Impervious Coverage: Maximum permitted impervious lot coverage is 75%. <i>153.062(O)(7)(a)(2)</i>	To allow for 82% lot coverage.	The existing site exceeds the maximum lot coverage for both the parent and proposed parcel. While the proposal will increase lot coverage for the outparcel, the overall lot coverage will remain virtually constant. The proposed parking lot infill, with a building on the street, is a valuable improvement that meets the intent of the BSD Code.
2. Ground Story Height: Maximum Ground Story Height 18 feet <i>153.062(O)(7)(b)</i>	To allow 25'-5" at the southeast corner	The southeast corner has a higher roof element that anchors the corner of the building and adds significant interest.

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 CP and successfully 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 with Waivers and Conditions: The PDP furthers the intent of <i>Envision Dublin</i> , the BSD Special Area Plan, the Guidelines, and other City plans and policies to the greatest extent possible, given the infill nature of the project. The Waivers, combined with the mitigating design features explained herein, ensure this existing site meets the criterion appropriately.
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	Criterion Met: The proposed building is appropriately sited within the RBZ of the two Frontage Streets (Sawmill and Martin Road).

character that complements the surrounding environment, and conforms to the requirements of 153.062 Building Types and 153.065 Site Development Standards.

While the placement is different from the existing surrounding environment, it is consistent with the future intent for the area as well as the applicable BSD standards.

5. The proposed lots and blocks conform to the requirements of 153.060 Lots and Blocks.
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.
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.
8. The proposed design of buildings conforms to the BSD Code and is consistent with the BSD Design Guidelines, while integrating with nearby development.
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 Waivers: The lots and blocks are pre-existing conditions and meet the BSD Street Network Map.

Not Applicable: The surrounding streets are existing. The Sawmill and Martin Road streetscapes will be enhanced to meet the BSD Streetscape Character Guidelines to the maximum extent practicable.

Criterion Met with Condition: The access points and the majority of the parking locations on the site are existing. The proposal does not affect connectivity to the public realm at this point, yet will be consistent with BSD Guidelines and will be a visible transition to BSD goals. Pedestrian circulation on the site requires additional exploration and will be resolved as the project progresses.

Criterion Met with Waivers and Conditions: The proposed building design generally conforms to the BSD code. Some additional refinements/Waivers might be needed at FDP, but the design approach creates a project that will become a visible transition to BSD goals.

Criterion Met with Condition: There are few natural features on the site, though as many trees are maintained as possible. The open space location requires further exploration, though it is designed to address the RBZ requirement. 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. Trash is appropriately handled in a shared facility in the surface parking lot of the adjacent site.

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

Not Applicable: The BSD Commercial District does not have specific Neighborhood 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. Capital improvements projects are not affected.

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 with Waivers and Conditions: The proposed development is consistent with the Code, BSD Special Area Plan, and BSD Streetscape Character Guidelines, when combined with the Waivers and Conditions. The applicant has worked closely with staff to ensure previous comments have been and will continue to be successfully addressed on this challenging site.

Recommendation

Planning Recommendation: Approval of 2 Waivers.

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

1. Prior to Final Development Plan (FDP) approval, the applicant shall submit for City review and approval a coordinated design for a shared stormwater management system serving both the existing and proposed parcels. The submittal shall include supporting hydrologic and hydraulic calculations demonstrating that the proposed system is adequately sized to manage the combined stormwater runoff from both parcels and complies with all applicable City stormwater management code and design requirements.
2. Prior to FDP approval, the applicant shall revise the sidewalk on the south side of the site to meet current City Standards, continue discussions with staff regarding the application of Bridge Street District planning requirements, and provide proof of coordination with the City of Columbus regarding any roadway requirements along Sawmill Road.
3. The applicant shall update the Site Plan to reflect the accurate Required Building Zone at the FDP stage.
4. The applicant shall continue to work with staff on best addressing the intent of the open space standards and update the applicable open space square footage to accurately reflect the proposal at FDP.
5. The applicant shall continue to work with staff on finalizing the on-site parking details including loading space if applicable and pedestrian circulation. The applicant shall also provide staff with a shared parking agreement and submit a Parking Plan at FDP.
6. The applicant shall provide staff with documentation of applicable cross-access easements once they are recorded with details to be finalized during permit reviews.
7. The applicant shall continue to work with staff at FDP to refine architectural details including transparency and vertical increments to bring the architecture into further conformance with Code requirements and meet the intent of the BSD.
8. At FDP, the applicant shall indicate both the overhead utility lines and poles locations, existing and proposed, along Sawmill Road.