PLANNING REPORT

Planning and Zoning Commission

Thursday, November 12, 2026

Aura Dublin
26-045PDP

www.dublinohiousa.gov/PZC/26-045

Case Summary

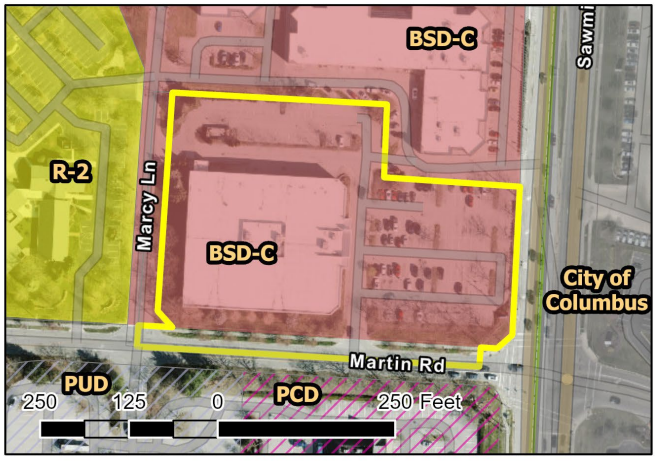
Address	PID: 273-008361
Location	Northwest corner of Sawmill and Martin Roads
Proposal	Construction of a ±7,818 square-foot multi-tenant commercial building and associated site improvements on a proposed 0.45-acre outparcel.
Request	Request for review and approval of a Preliminary Development Plan under the provisions of the Zoning Code Section 153.066.
Zoning	BSD-C, Bridge Street District – Commercial
Planning Recommendation	Approval of 2 Waivers. Approval of the Preliminary Development Plan with Conditions
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

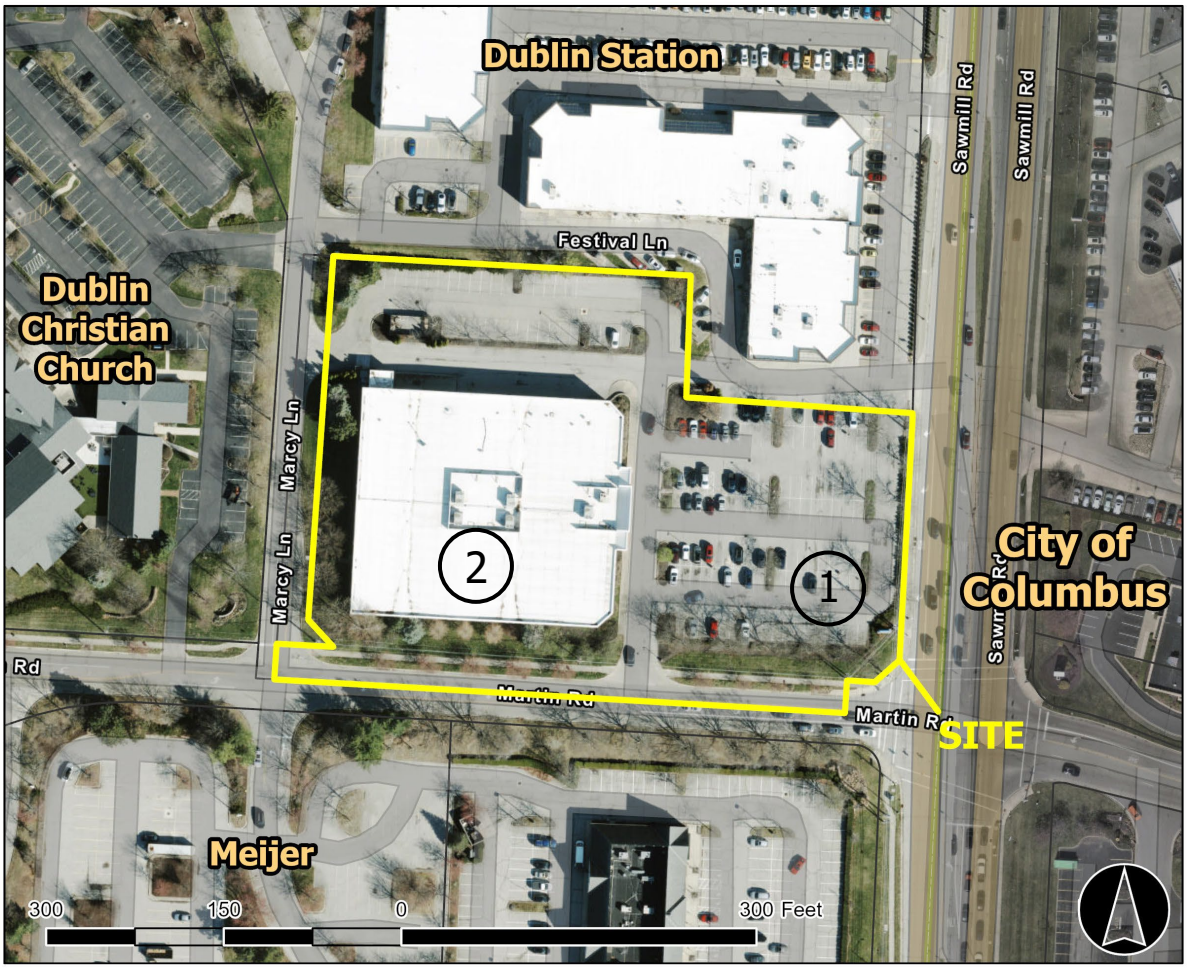
Site Location Map

26-045PDP - Aura Dublin (Sawmill Outparcel)

Site Features

1. Proposed Outparcel
2. Existing Building

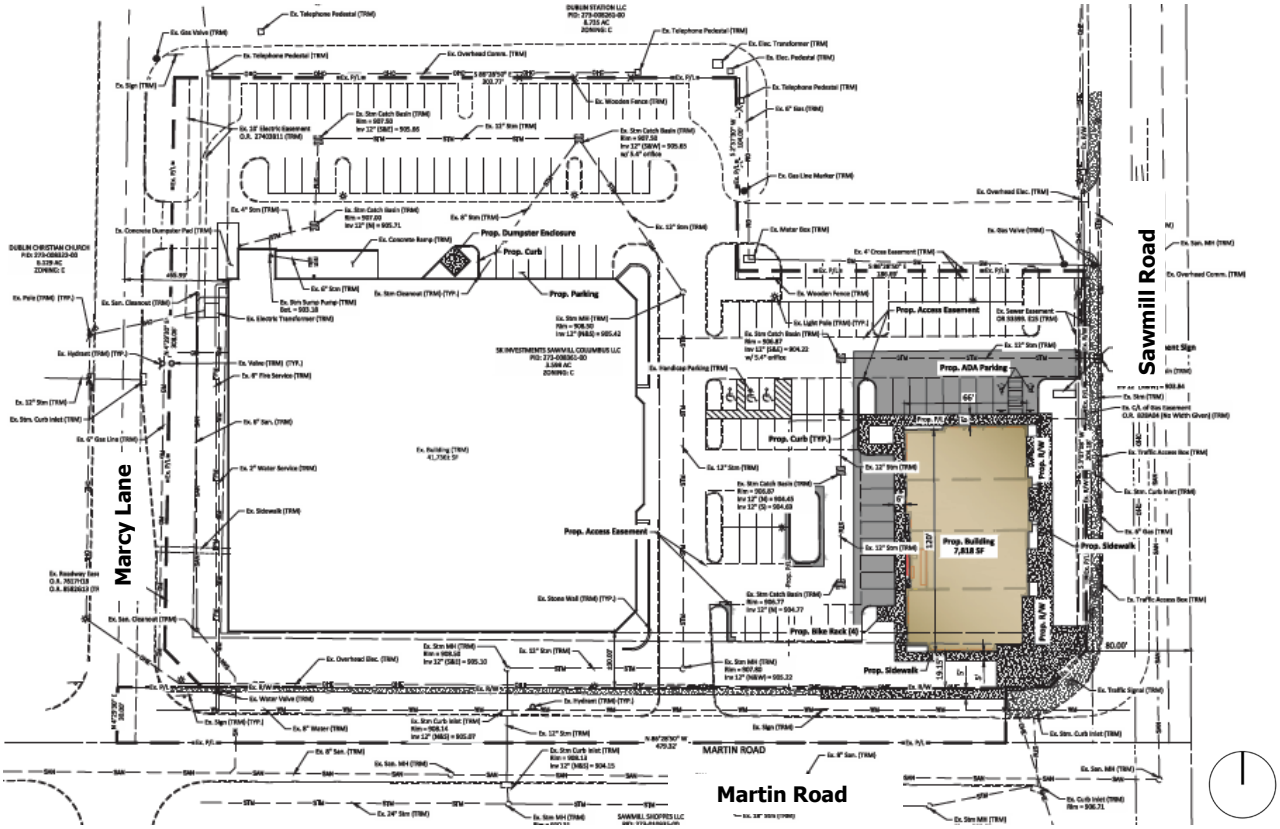




1. Request and Process

Request

The applicant requests review and approval of a Preliminary Development Plan for a ±7,818 square foot multi-tenant commercial building on a new ±0.45-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 ±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.

The proposed use is by-right: no rezoning is necessary so only PDP criteria apply to the request.

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 Concept Plan (CP) to create/develop an outparcel at southeast corner of this site. PZC generally supportive of use and activation of

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

October 2026 – Case 25-045PDP
Case postponed at applicant's request.

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.

Multimodal Thoroughfare Plan
The Multimodal Thoroughfare Plan within *Envision Dublin* assigns the following designations to the streets surrounding the proposed development:

Sawmill Road: Arterial – no character assignment as the street is within the City of Columbus jurisdiction; 160' right-of-way (ROW).

Arterials combine traditional major roads with separated bicycle/pedestrian facilities on both sides and move vehicular traffic to and from freeways. They represent the single street classification where efficient vehicle travel remains prioritized, recognizing that the private automobile continues to be a key component of travel in and around Dublin. Separated bicycle and pedestrian facilities support vulnerable road users, and to keep reasonable crossing lengths, arterials are recommended to be a maximum of four lanes wide, with turn lanes as needed. Sawmill Road in this area consists of 7 lanes, including a center turn lane.

Martin Road: Neighborhood Boulevard – River Character; 60' ROW

Neighborhood Boulevards function as neighborhood throughfares for all modes and typically include one shared use path and one sidewalk, depending on corridor character. These streets are typically characterized by two vehicle lanes, on-street parking, stop-controlled intersections, and may or may not have residential driveways.

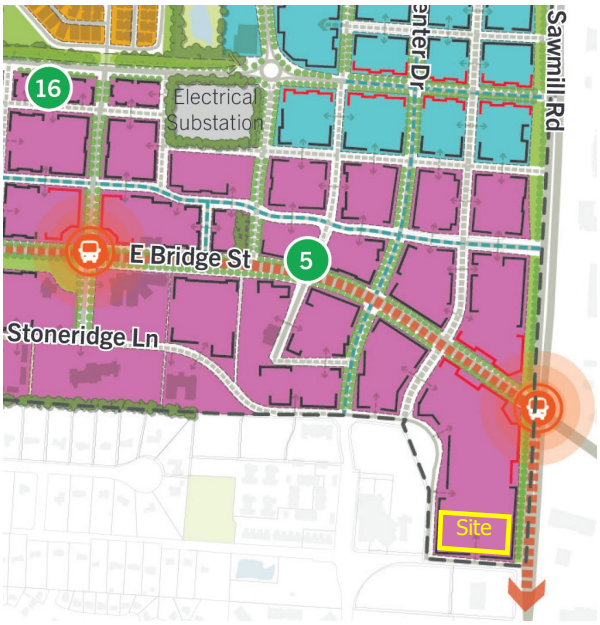
The River Character subcategory derives from natural processes on the land over the course of many years. This character possesses dramatic topographical changes, is heavily wooded, and

includes the Scioto River and its tributaries, which are evident farther to the west, rather than at this specific site.

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 BSD Street Network Map, 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 – a private Neighborhood Street. Development along a PFS should include front-facing building façades 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. Marcy Lane, being private, does not have streetscape standards and will not be affected by this request.



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 62' 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. There are still several plan sheets that contain inaccurate titles and inconsistent layouts that will need to be corrected at FDP, as per a recommended condition of approval. Notable changes since CP 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 needed ROW dedication, overhead electric lines, 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 establishment. 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/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 due to the PFS status, 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 noted above, the Multimodal Thoroughfare Plan requires a ROW width along Sawmill Road of 160', or 80' from the centerline, which now has been met. This has pushed the building back significantly into the site, which was also a recommendation during CP. The site access points are existing and not proposed to change, and access is granted from all three surrounding streets.

Also, the Commercial Center Building Type requires parking to be located to the rear and side of the building, and one space is currently shown forward of the building. This will need to be refined at FDP, per a recommended condition of approval. 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.

Because of the required 160' of ROW on Sawmill Road, approximately 23' of ROW shall be dedicated across this entire parent parcel. 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

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. Access to the site is existing and shall be shared between the new and existing parcel, and a cross-access easement will be required at FDP. The applicant shall provide staff documentation of the easement once it is recorded.

Parking and Circulation

Based on the building size and retail use, 134 parking spaces are required for the overall site, and 22 are required for this outparcel after a 10% reduction for Transit Proximity as allowed by the BSD Code § 153.065(B)(2)(b)(3). The site plan shows 134 spaces total for the site, and only 17 for the proposed parcel. It should be noted that the proposed eating/drinking use would require additional parking per Table 153.065-A. Therefore, the applicant shall provide a Parking Plan at FDP indicating the potential uses, explaining why a reduction from the parking requirements is appropriate, and provide evidence that additional parking is not needed. A shared parking agreement between Gabe's and this new parcel shall also be provided to staff as part of their Parking Plan. A pedestrian island has been added to connect the parking lot and building sidewalk, though Staff finds pedestrian circulation should be further explored to best meet the intent of the BSD. 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 Code § 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 existing parcel has a legal, non-conforming lot coverage of 79%, exceeding the maximum lot coverage of 75% per Code § 153.062(O)(7)(a)(2). The proposal mostly replaces 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 will increase to 84% due to the ROW dedication area which includes the majority of the green space that currently exists on the site. A Waiver for impervious coverage is required and addressed below. Given that the existing parcel already exceeds maximum lot coverage, and the intent of the BSD is being furthered through parking lot infill and placement of a building on a prominent street corner, staff supports the Waiver request.

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 5-25', and the minimum Front Property Line Coverage required is 45%; approximately 82% is proposed. RBZ treatment may include either landscape, patio, or streetscapes, which has been met (see 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 design, per Code § 153.065(B)(1)(b)(1). This requirement has been met,

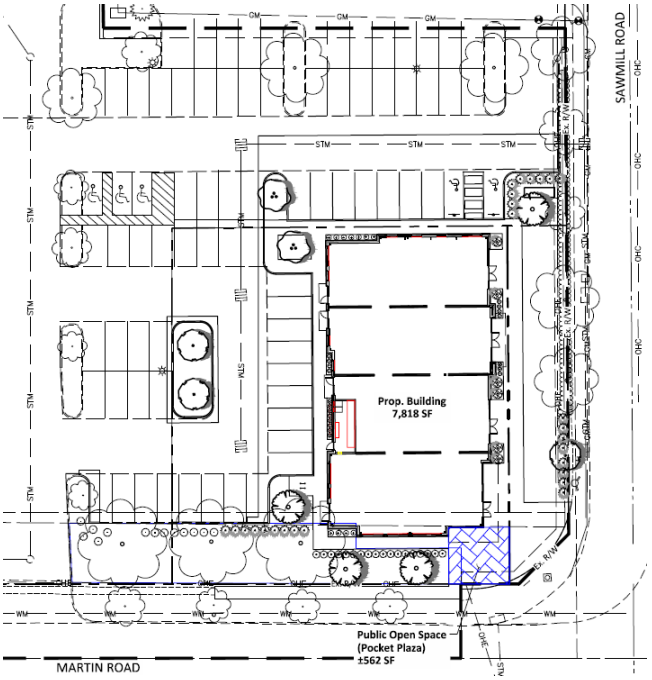
and therefore, the side and rear yard setbacks are not applicable to the proposed parking arrangement.

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 proposal, 156 SF of open space is required, and 162 SF has been proposed as a pocket plaza. Pocket plazas require a minimum of 300 SF, per Figure 153.064-A.



Proposed Pocket Plaza in blue hatch

The open space is shown at the corner of Sawmill and Martin Roads as a patio and is intended to partially satisfy the RBZ requirement, as noted above. Staff finds this location unsuitable for public open space given the high amount of fast vehicular traffic that frequents this corner, though a private patio may be appropriate here. Pocket Plazas are intended to serve as a public, 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.

Ultimately, 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. This is recommended in a condition of approval.

Landscaping is shown along the Sawmill and Martin Road frontages, and the streetscape requirements should continue to be implemented to the maximum extent practicable through coordination with the City of Columbus and utility providers given the ROW ownership and existing utilities. A green edge along Sawmill Road was recommended during CP and is also indicated in the East Bridge Street Special Area Plan. The applicant shall continue to work with staff on making a pedestrian-oriented edge that meets the intent of *Envision Dublin* and the Bridge Street District, per a recommended condition of approval.

Mature trees exist throughout the site in parking lot islands and along the street frontages. Nine trees will be removed, and the applicant has met the replacement requirements as shown on

Sheet C-25. 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 shown to be relocated just north of the new building along the Sawmill Road frontage. As shown, the sign would be located in the ROW, which is not permitted. This sign shall be relocated to a compliant location, per a recommended condition of approval. Signage details for both lots should be provided with a Master Sign Plan application, either at FDP or when the applicant is ready.

Lighting
A photometric plan showing existing lighting on the parent parcel has been provided; however, the building location does not show updated ROW dedication information. At FDP, the applicant shall show the accurate building location and indicate any lighting to be removed, as well as proposed lighting. A photometric plan, to be reviewed in detail, shall be provided.

Architecture



Corner elevation: Sawmill at Martin Roads

The proposed Commercial Center building is a single-story retail and eating/drinking structure, accommodating 3-4 tenants. It 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 ½", 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 to emphasize entry points. The taller southeast corner has been additionally emphasized with faux wood paneling, and a canopy that wraps around the corner. To add visual interest overall and better meet Code, stone horizontal accent bands that project ¾" are incorporated on all façades, and recessed brick paneling has been added on the north, west, and south elevations where blank walls were previously located. Commercial Center buildings require a minimum of 80% primary materials per façade per Code § 153.062(E)(1)(a), and this requirement has been met.

While the architecture as currently proposed meets all Code requirements, Staff notes that the fenestration arrangement on the west elevation, along with the organization of the brick panels could be adjusted for better alignment and consistency. This façade is important as it is visible

from the proposed parking and will be directly experienced by users making their way to the front of the building. The applicant shall continue to work with staff on refining the architectural design to best meet the intent of the Bridge Street District.

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

The applicant has submitted a stormwater management report. Engineering staff provided various comments that will need to be addressed as the plan moves through the FDP and Site Permit review processes.

Existing stormwater management is through parking lot ponding that includes the area being redeveloped. The applicant is proposing to utilize modified existing parking lot ponding in combination with an underground detention system. 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 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 shall 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%. *153.062(O)(7)(a)(2)*	To allow for 84% 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 proposed parcel, 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	To allow 25'-5" at the southeast corner	The southeast corner has a higher roof element that anchors

Ground Story Height 18 feet *153.062(O)(7)(b)*	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 *Envision Dublin,* 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 and recommended conditions 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. The proposed uses are by-right.
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:** The proposed building is appropriately sited within the RBZ of the two Frontage Streets (Sawmill and Martin Road). 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.	**Criterion Met:** The lots and blocks are pre-existing conditions and meet the BSD Street Network Map.
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	**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, based on coordination with the City of Columbus and utility providers.

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.	**Criterion Met with Condition:** The access points and the majority of the parking locations on the site are existing, though any parking shown forward of the building shall be removed. The proposal does not affect connectivity to the public realm, 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.
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, especially when combined with the desired height Waiver. Some additional refinements are needed at FDP, yet the design approach creates a project that will become a visible transition to BSD goals.
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 Condition:** There are few natural features on the site, and as many trees are maintained as possible. The public open space location requires further exploration, though it is designed to address the RBZ requirement. The applicant shall 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:** The proposed development allows for the continuation of services to the site and adjacent sites. Trash is appropriately handled in a shared facility in the surface parking lot of the parent 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 Condition:** The applicant shall continue to work with the City's Engineering staff to verify compliance with the City's stormwater regulations per a condition.
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. At FDP, the applicant shall continue coordination with staff to ensure that the site complies with the City's stormwater management criteria.
2. At FDP, the applicant shall continue coordination with staff to ensure the site complies with the City's Thoroughfare Plan.
3. At FDP, the applicant shall continue to work with staff on finalizing the on-site parking details including loading space if applicable, pedestrian mobility around and through the site, and ensuring all setback requirements are met. The applicant shall also provide staff with a shared parking agreement and submit a Parking Plan at FDP.
4. At FDP, the applicant shall continue to work with staff on best addressing the intent of the open space standards, which may include accepting cash-in-lieu.

5. At FDP, the applicant shall continue to work with staff to refine architectural details on the west elevation and create consistent fenestration alignments on all façades to bring the architecture into further conformance with Code requirements and meet the intent of the BSD.
6. At FDP, the applicant shall remove the proposed monument sign from the proposed ROW.
7. At FDP, the applicant shall update all plan sheets to ensure accurate titles and consistent layouts.
8. At FDP, the applicant shall indicate both the overheard utility lines and poles locations, existing and proposed, along Sawmill Road.
9. The applicant shall provide staff with documentation of applicable cross-access easements once they are recorded with details to be finalized during permit reviews.