Concept Plan Application

Avery & Woerner Temple Commercial

Avery and Woerner Temple Roads, Dublin, Ohio

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PART 1 - Narrative Statement

I. Introduction

The Avery and Woerner-Temple Commercial development is a neighborhood commercial center providing services and amenities, complementing the nearby neighborhoods. The site is prominently located at the southwest corner of Avery and Woerner Temple Roads. The site encompasses approximately 5.85 acres. The Dublin Community Pool (South) and Ballantrae Community Park are adjacent neighborhood amenities.

The developer and design team have crafted a vision that embraces the Envision Dublin Community Plan's goals and objectives and incorporates the numerous directives the team received from local neighborhood stakeholders and Planning and Zoning Commissioners.

The planning process and neighborhood meetings have resulted in guidelines that have been incorporated in the planning and design of the included land use concepts.

1. Create a local neighborhood destination to provide services and amenities.

2. Provide walking and bike trail connectivity, offering new pedestrian amenities and destinations along the regional networks.

3. Utilize appropriate architectural character, scale, charm and quality, complementing the established character and aesthetic.

4. Enhance the Woerner Temple Road "green" experience and character.

5. Implement traffic management strategies that provide proper access while maintaining the current vehicular access points on Woerner Temple Road.

II. Location and Planning Data

- PID
  Franklin County 274-000032-00

- Owner
  SF2 Avery Development LLC
  6689 Dublin Center Drive
  Dublin, OH 43017

- Site Area:
  +/-6.06 acres (Auditor)
  +/-5.85 acres (Survey Map)

- School District:
  Hilliard City School District

- Existing Land Uses:
  Vacant/Undeveloped

- Current Zoning:
  R1-Restricted Suburban Residential District

- Proposed Zoning:
  TBD

- Recommended Land Use:
  MXN - Mixed Use Neighborhood

- Proposed Land Use:
  MXN - Mixed Use Neighborhood

- The site is located at the intersection of Avery and Woerner Temple Roads, in the southwest quadrant.

- The site is bounded by public streets to the north and east (Avery and Woerner Temple Roads). The western boundary is adjacent to public property (Dublin Community Pool South). The southern boundary abuts private property with businesses operating within the Technology Flex Zoning District.

- To the north, across Woerner Temple Road, is Ballantrae Community Park. At nearly 20 acres, this park is the green gateway to the Ballantrae Community.

- To the east, across Avery Road, there are both public and private properties, including parks/open spaces, suburban/rural residential, general commercial and neighborhood office/institutional uses.

III. Envision Dublin Community Plan Recommendations

- This concept plan application incorporates ideas and concepts identified in the Envision Dublin Community Plan.

- The Envision Dublin Community Plan recommends the future land use designation for the subject site as MXN-Mixed Use Neighborhood.

- The intent of the MXN – Mixed Use Designation is for the provision of neighborhood services located near existing residential neighborhoods that are largely auto-oriented but walkable and appropriately scaled to the neighborhoods. This Concept Plan proposal aligns with the intent of the mixed-use neighborhood designation and will provide office, personal services, commercial, retail, and eating and drinking destinations.

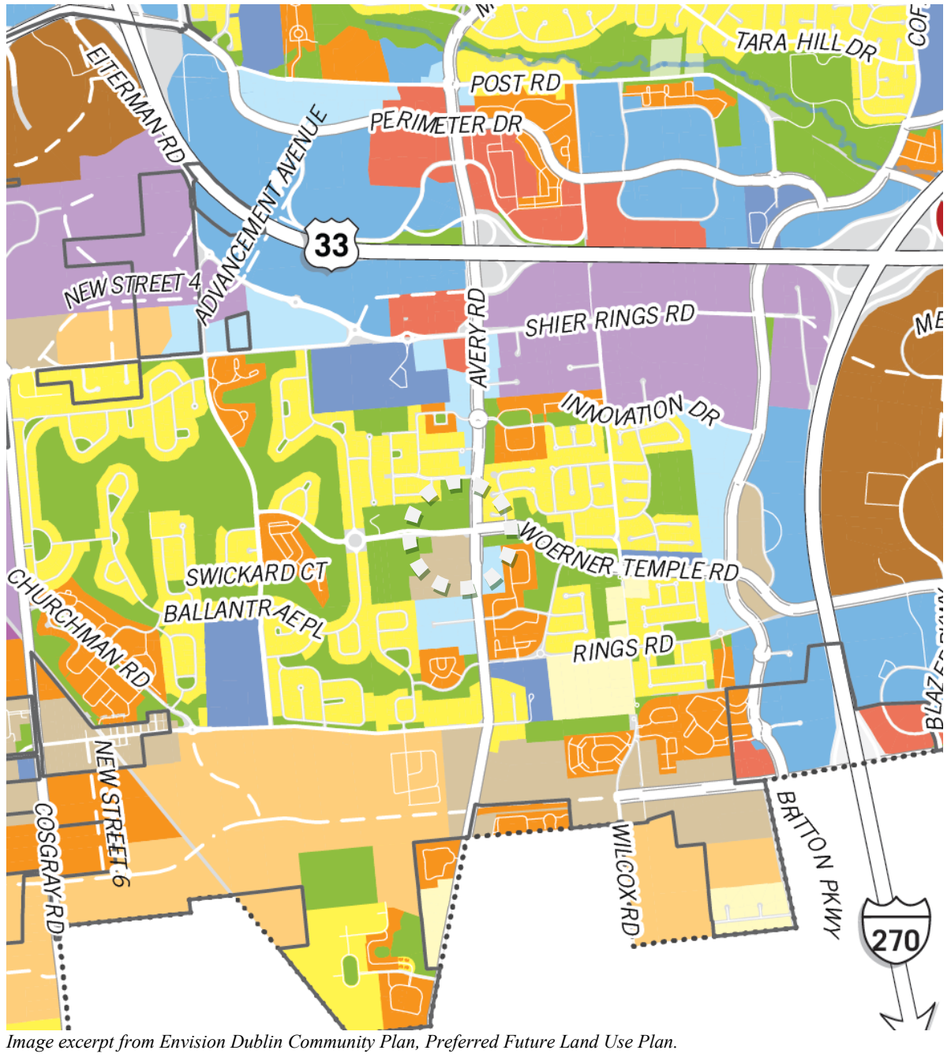


Image excerpt from Envision Dublin Community Plan, Preferred Future Land Use Plan.

- The Envision Dublin Community Plan describes the intent and characteristics specific to MXN-Mixed Use Neighborhood.

MXN MIXED USE NEIGHBORHOOD

INTENT

Neighborhood services located near existing and future residential neighborhoods that are largely auto-oriented but walkable and scaled to neighborhoods.

CHARACTERISTICS

Principal Uses	Office, personal services, commercial, retail, and eating and drinking
Supporting Uses	Single-family residential, multi-family residential
Density	0.33 - 1 FAR
Building Form and Orientation	1-3 stories; residentially-scaled buildings along the street, storefronts and entrances along sidewalk, horizontal or vertical mix of uses
Open Space	Small open spaces such as plazas and pocket parks
Sustainability	Building-mounted solar, green roofs, alternative building materials, permeable pavement, bioswales
Streetscape	Buildings along the street, sidewalks, street trees, patios and seating areas
Parking	Surface parking lots located behind buildings, on-street parking

Image excerpt from Envision Dublin Community Plan.

- The Envision Dublin Community Plan provides character images specific to MXN–Mixed Used Neighborhood.





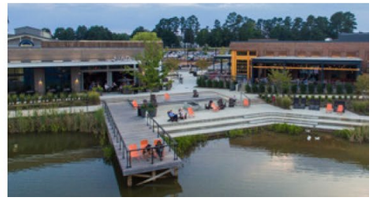


Image excerpt from Envision Dublin Community Plan.

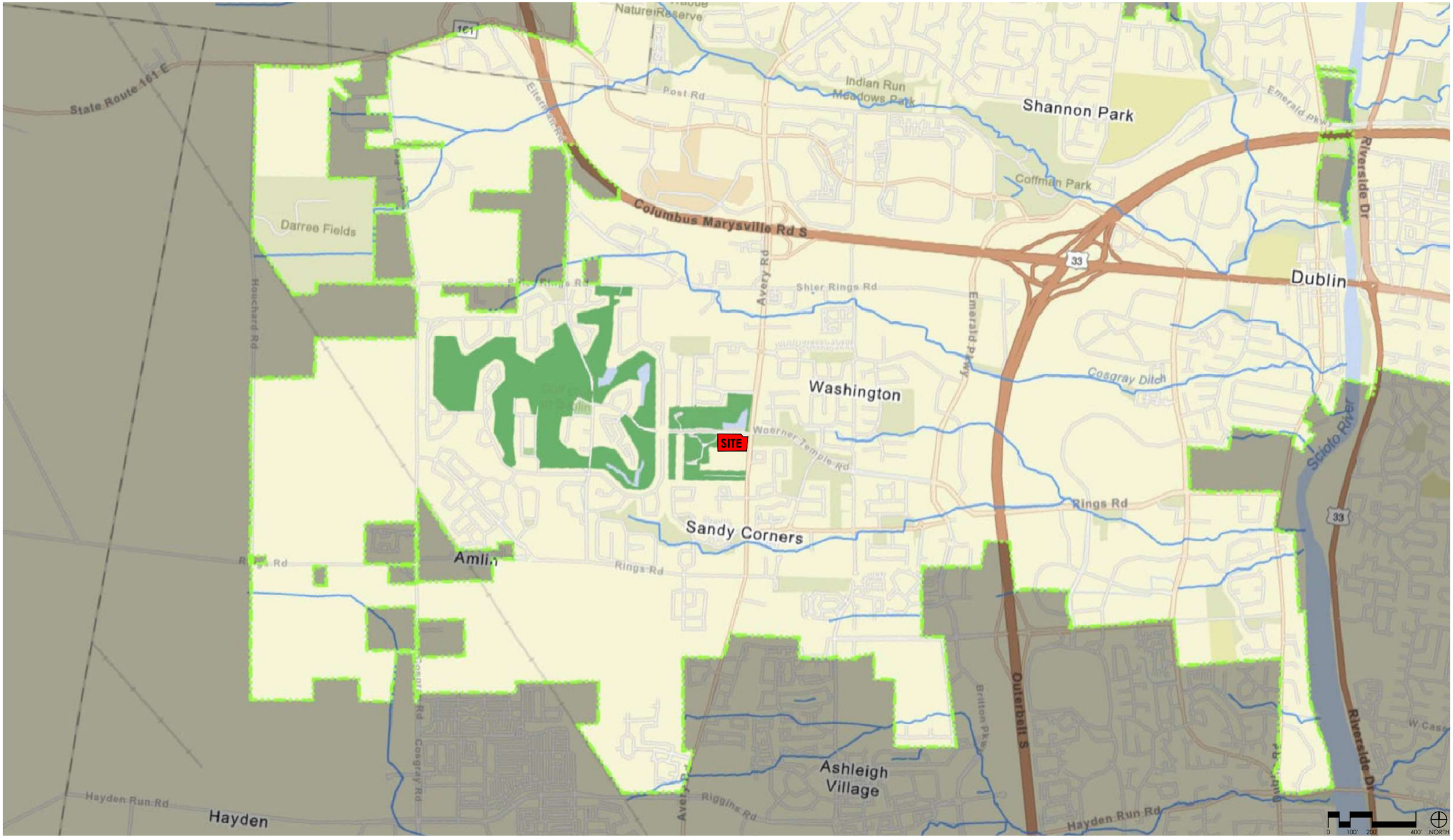
IV. Site Plan Overview

- Site Plan Features
  - Provides neighborhood services to nearby residents as a primary land use, accommodating automobiles while remaining walkable and scaled to the neighborhood.
  - Buildings will be designed with architectural massing and scale that is complementary to the nearby residential areas.
  - Open spaces and amenity areas are small in scale, such as pedestrian plazas, patios, seating areas and pocket parks.
  - Buildings are oriented to the street with parking, circulation and service access behind the street facing buildings.
  - Streetscapes feature buildings oriented to the streets, parking, tree lawns and sidewalks.
  - Surface parking lots are located away from the major frontage streets.
  - Landscaped perimeter greenways provide buffering from adjacent thoroughfares and opportunities for open space amenities including shared-use paths, stormwater features and open space amenities.
  - Sidewalks will provide pedestrian circulation connecting to existing neighborhood streets, providing an interconnected regional network.
  - Provision for local thoroughfare R/W dedication.
- Development Data

Gross Area:	+/-6.06 Ac. (Auditor) +/-5.85 Ac. (Survey Map)
Floor Area:	+/-32,000 SF
Public Right-of-way:	+/-0.3 Ac.

- Site Access
  - The Envision Dublin Community Plan Future Roadway Network identifies Woerner Temple Road as a Collector.
  - The Envision Dublin Community Plan Future Roadway Network identifies Avery Road as a Major Arterial.
  - A full-movement access point exists along Woerner Temple Road. Located approximately 750 feet from Avery Road. This access point will be reconfigured to provide public street access through the site and to the Dublin Community Pool South.
  - A limited movement access point (RI/RO) is proposed along Avery Road, approximately 400 feet from Woerner Temple Road. This access point will provide private street access through the site.
  - Public streets stubs will provide future access to properties south of the site.
- Development Pattern
  - Public and private street networks will be designed to create a walkable, traditional development pattern.
  - Commercial structures will present to both Woerner Temple and Avery Roads as well as interior service streets. Parking areas will be located interior to the commercial blocks, away from the perimeter public streets. Both residential and commercial buildings will be designed to reinforce a “residential” scale and character.
  - Perimeter setbacks along Woerner Temple and Avery Roads will feature landscaped open spaces, greenways and storm-water management zones. These spaces will be designed to provide connectivity to the existing SUP network and will feature prominent, integrated pedestrian amenity areas associated with neighborhood commercial uses.
- Traffic Management
  - A traffic impact study is not required at this phase. The applicant will conduct the study as required for future phases of the development approval process.
- Water Service
  - Water service is nearby and available to the site.
- Sanitary Sewer
  - Sanitary sewer service is nearby and available to the site.
- Stormwater Management
  - Stormwater management will be designed to meet the City of Dublin and Ohio EPA regulations and standards.

PART 2 – Plans and Drawings

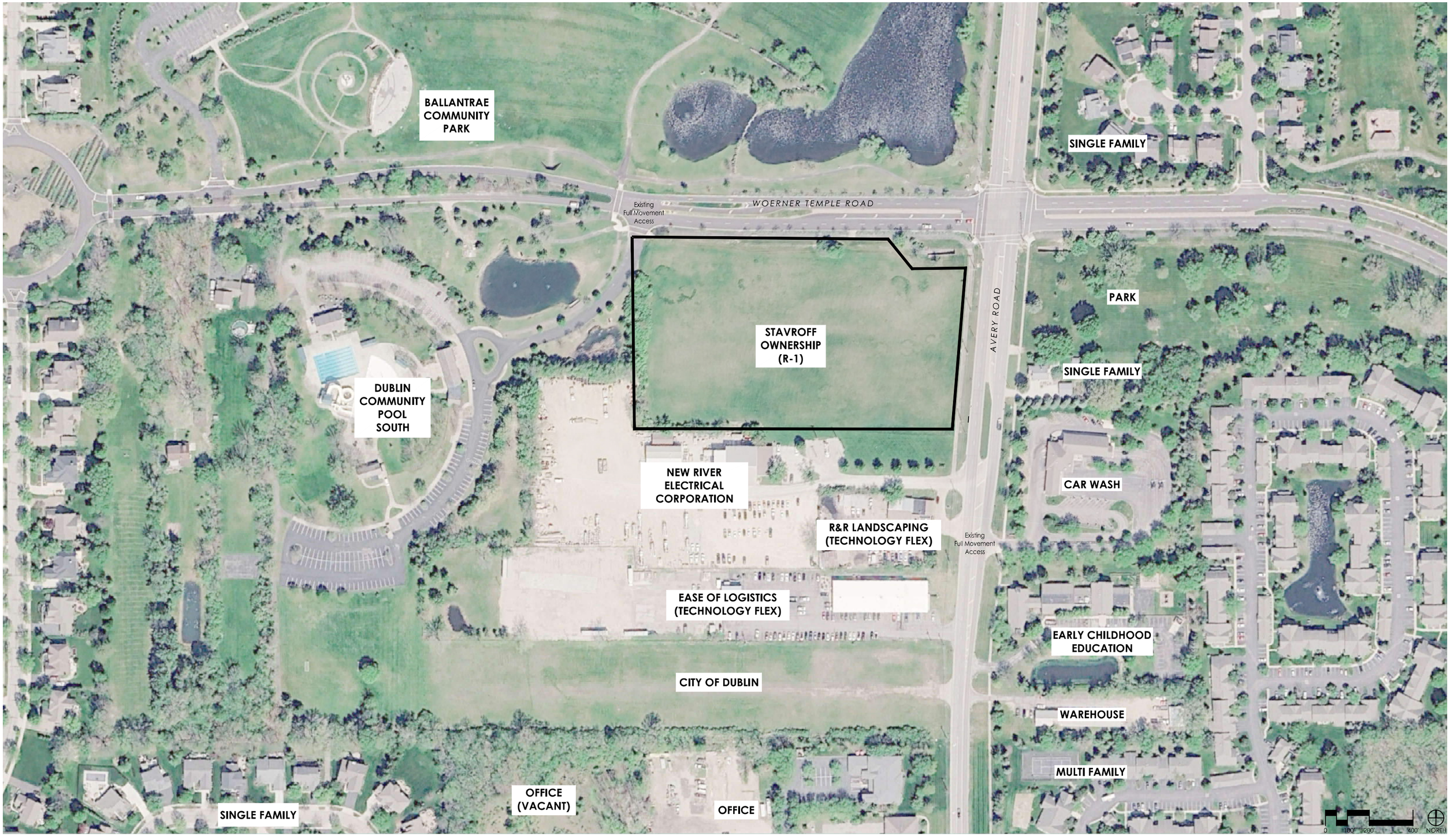


Avery & Woerner Temple Commercial

Exhibit A - Regional Context Map

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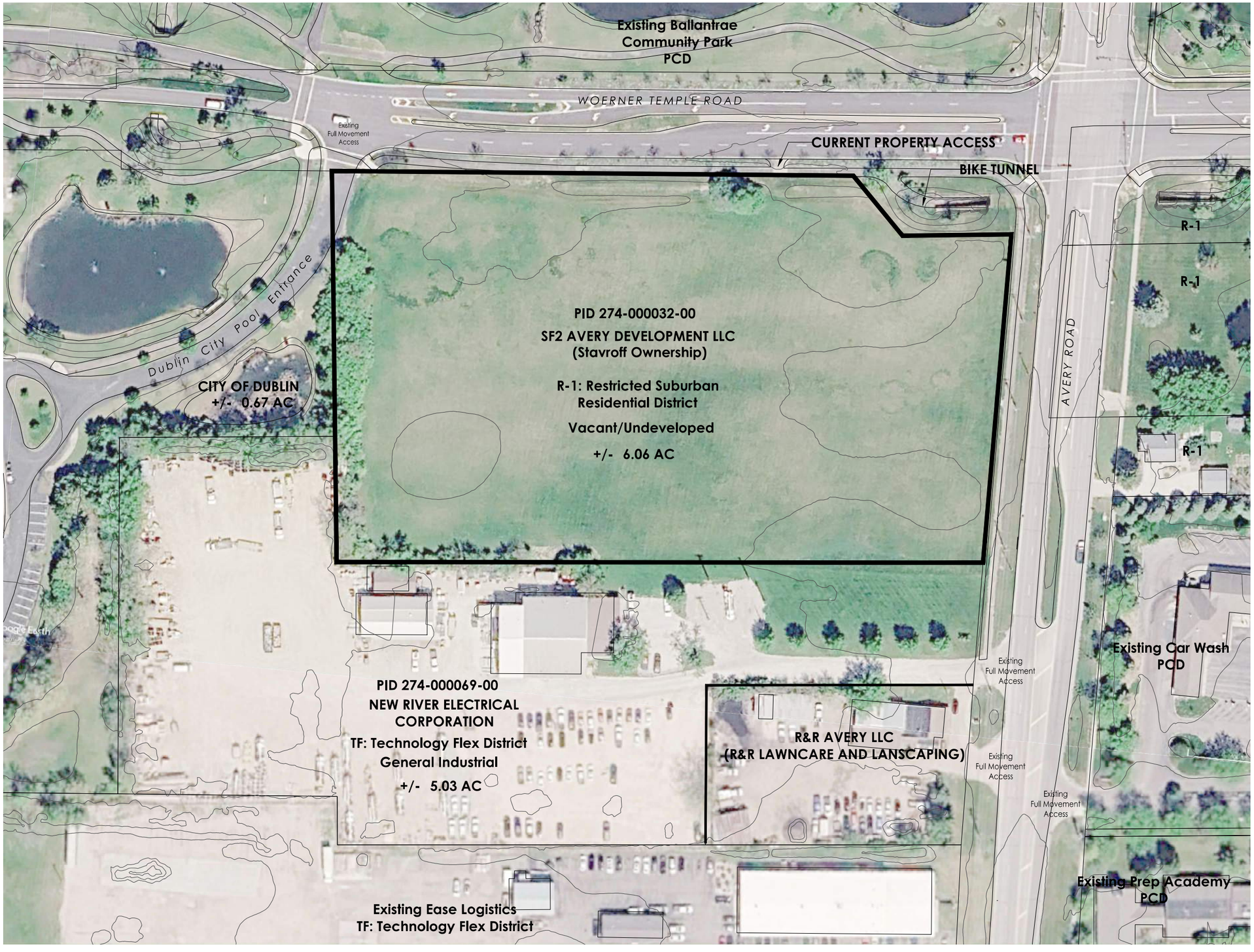


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Exhibit B - Vicinity Map

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PLANNING DATA

Included Parcels:

Franklin County ID	Ac.	Owner
27400003200	6.06	SF2 Avery Development LLC

Planning Documents:	Dubscovery v2023.0 FEMA.gov Franklin County Auditor GIS National Wetlands Inventory Envision Dublin Community Plan
Existing Zoning District:	R-1: Restricted Suburban Residential District
Existing Land Use:	Vacant/Undeveloped General Industrial Parks/Open Space
Recommended Land Use:	MXN- Mixed Use Neighborhood
School District:	Hilliard City School District
Flood Hazard Area:	Zone X - minimal hazard

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Exhibit C - Existing Conditions Map

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Exhibit D1 - Context Image

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Exhibit D2 - Context Image

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Exhibit D3 - Context Image

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Avery & Woerner Temple Commercial

Exhibit D4 - Context Image

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DEVELOPMENT DATA

Gross Area:	+/-6.06 Ac. *(Auditor)* +/- 5.85 Ac. *(Survey)*
Land Uses:	Neighborhood Commercial
Floor Area:	+/-32,106 SF
Building 'A':	*11,306 SF*
Building 'B':	*10,400 SF*
Building 'C':	*10,400 SF*
Parking Provided:	240 Spaces
Standard:	*232*
Accessible:	*8*
Parking Ratio:	7.47 Spaces / 1,000 SF
Loading Zone:	1

DEVELOPMENT STANDARDS

Setbacks	
Avery Road:	50' Building and Parking
Woerner Temple Road	50' Building and Parking
Public Streets (Interior):	15'
Public Streets	
Right of Way:	65'
Drive Lanes:	11' (2 Drive Lanes)
Parking:	8' (Both Sides)
Tree Lawn:	7'
Sidewalk:	6' (Both Sides)

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Exhibit E - Illustrative Site Plan

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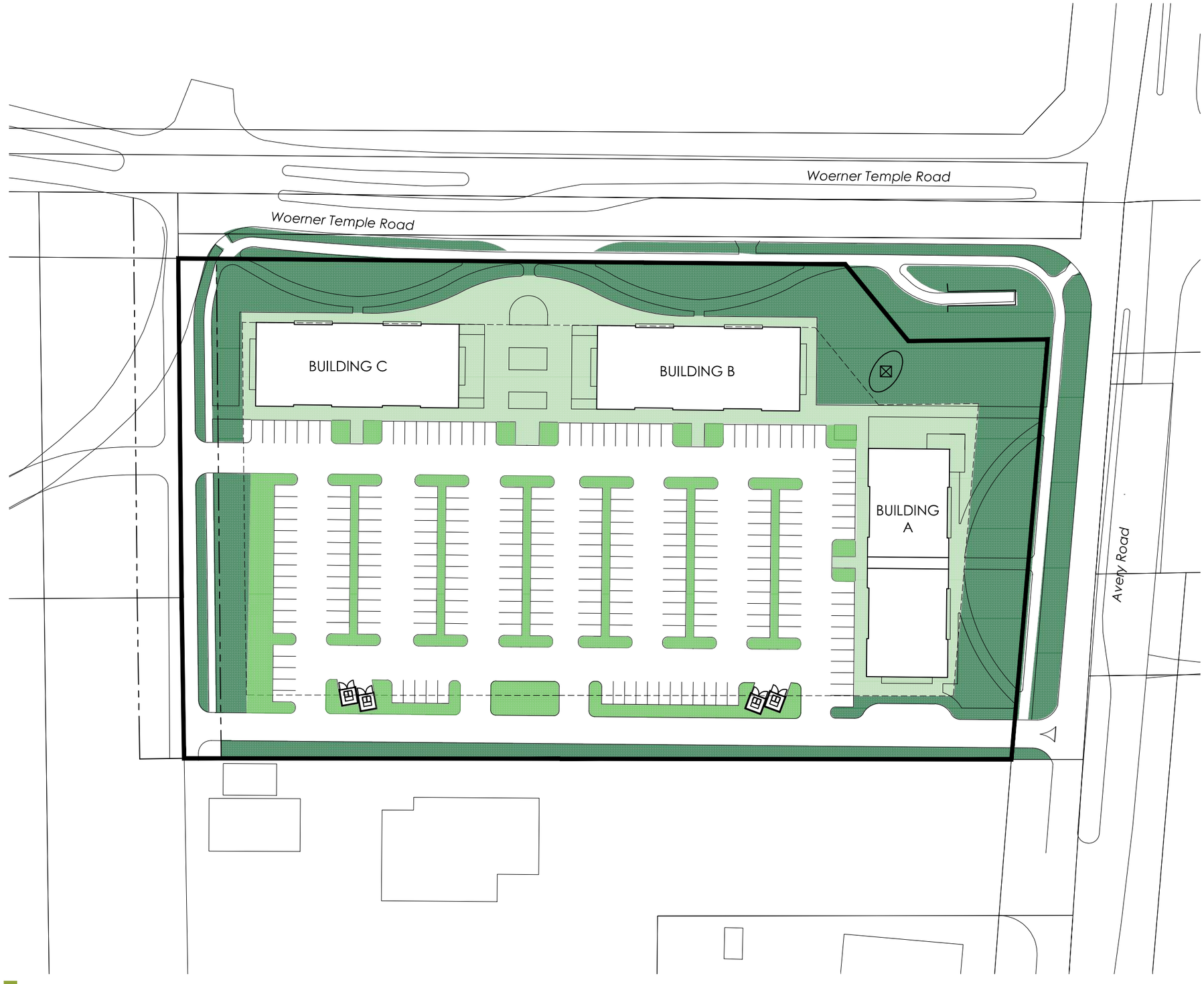
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Exhibit F: Open Space Diagram

Perimeter Green Space
+/- 1.78 AC

Interior Green Space
+/-- 0.47 AC

Pedestrian Amenity Space
+/- 0.73 AC



0 25' 50' 100' NORTH

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Exhibit F - Open Space Plan

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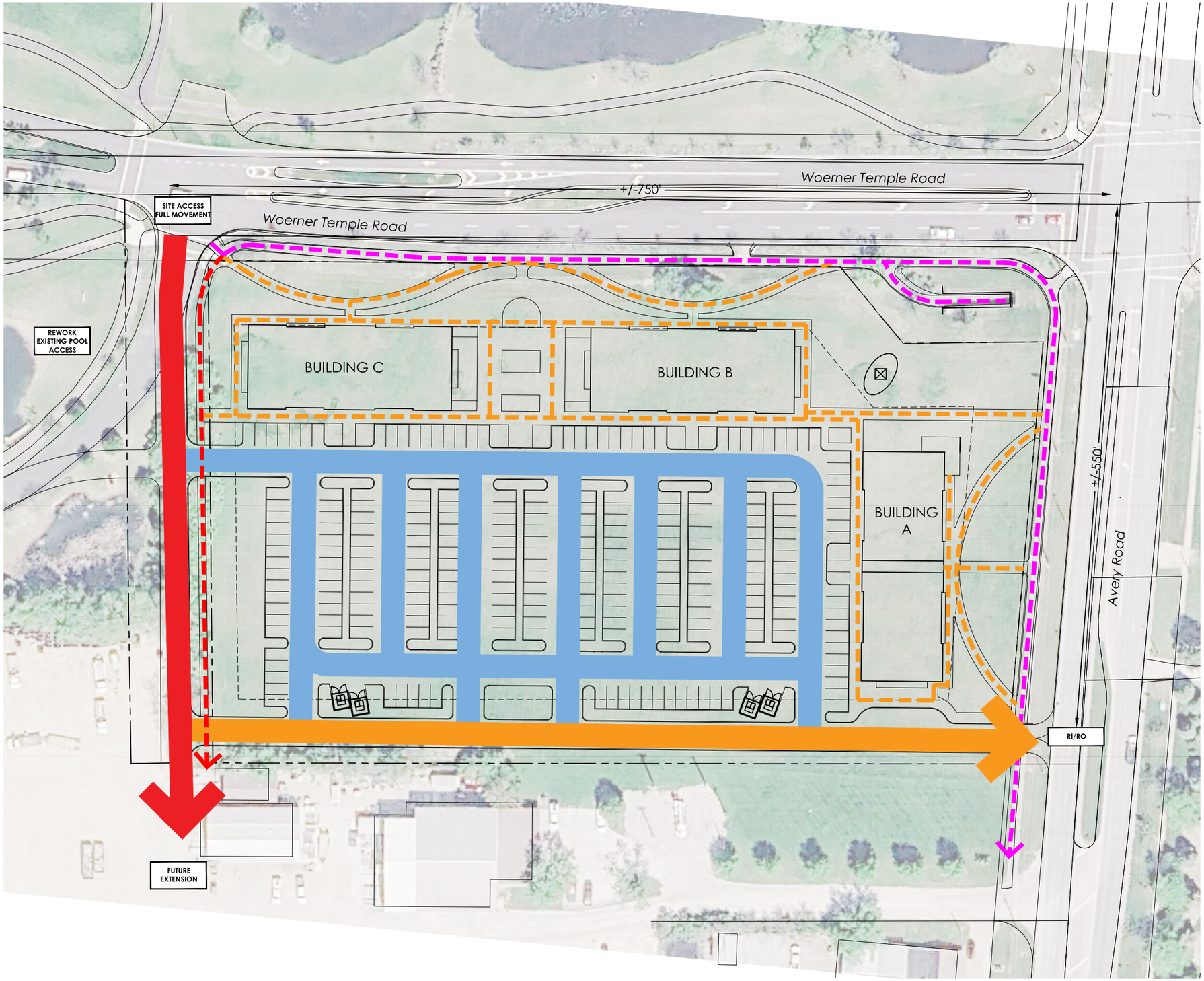


Exhibit G: Circulation Diagram

- Vehicular Public Streets
- Vehicular Public and Private Streets
- Vehicular Internal Circulation
- Shared Use Path
- Public Sidewalk
- Private Sidewalk

0 25' 50' 100' NORTH

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Exhibit G - Circulation Diagram

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Exhibit H - Architectural and Site Character

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Exhibit I - Pedestrian Amenity Character

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