

**Office of the City Manager**

5200 Emerald Parkway • Dublin, OH 43017-1090
Phone: 614-410-4400 • Fax: 614-410-4490

Memo

To: Members of Dublin City Council

From: Dana L. McDaniel, City Manager

Date: August 24, 2017

Initiated By: Vincent A. Papsidero, FAICP, Planning Director
Jennifer M. Rauch, AICP, Planning Manager

Re: Downtown Dublin Parking Garage Plat (17-068PP/FP)

Summary

This is a request for approval of a Preliminary and Final Plat to subdivide 5.453 acres into two parcels and the dedication of public right-of-way for three streets on the west side of North High Street, north of the intersection with North Street.

Background

City Council approved the Basic Plan Review for the Downtown Dublin Parking Garage and the Dublin Branch of the Columbus Metropolitan Library on April 24, 2017.

Description

The proposed plat is for the creation of two lots, a reserve, and the dedication of right-of-way associated with the CML Dublin Branch and the Downtown Dublin Parking Garage. Two lots will be created: a 1.151-acre lot for the new library, and a 1.241-acre lot for the public parking garage. Both lots have access on existing and future public rights-of-way. The plat outlines the dedication of rights-of-way for future one segment of Rock Cress Parkway, future Franklin Street, North High Street and North Street. All necessary easements are included with the proposal, including a public access easement. The proposed plat includes a 0.29-acre reserve along the north side of future Rock Cress Parkway (Reserve A) which will be incorporated as an extension of the Grounds of Remembrance. The reserve will be owned and maintained by the City of Dublin. A separate resolution (Resolution 64-17) outlines the design details for the reserve.

Recommendation of the Planning and Zoning Commission

Final Plat

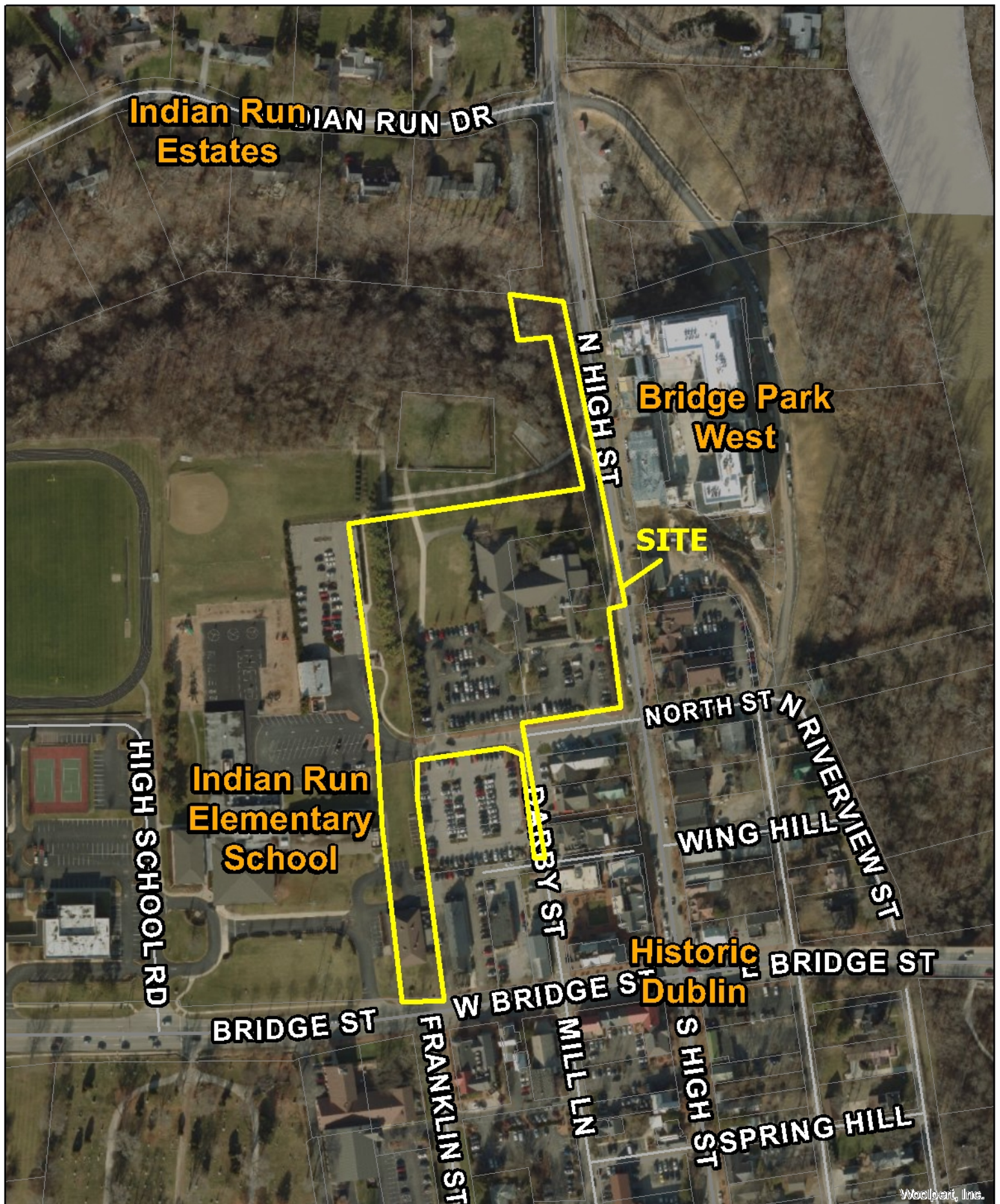
The Commission reviewed and recommended approval to City Council of the final plat at the July 13, 2017 meeting with one condition:

- 1) That the applicant ensures that any minor technical adjustments to the plat are made prior to City Council submittal.

The applicant has met this condition prior to filing for City Council review.

Recommendation

Staff recommends approval of the Preliminary and Final Plat for the Downtown Dublin Parking Garage at the August 28, 2017 City Council meeting.



Woolpert, Inc.



City of Dublin

17-068PP/FP
Preliminary Plat/Final Plat
Columbus Metropolitan Library - Dublin Branch
75 N. High Street

0 150 300
Feet





FILE COPY

Planning | 2017
Case # 17 - 068 PP/FP
PLANNING APPLICATION

This is the general application form for Boards and Commissions. In addition, applicants should submit a checklist with the requirements for the application type indicated below. Attach additional sheets if necessary.

I. REVIEW REQUESTED:

- ☐ Administrative Appeal
- ☐ Administrative Departure
- ☐ Amended Final Development Plan
- ☐ Amended Final Development Plan - Sign
- ☐ Basic Development Plan Review
- ☐ Basic Site Plan Review
- ☐ Community Plan Amendment
- ☐ Concept Plan
- ☐ Conditional Use
- ☐ Development Plan Review - Bridge Street District
- ☐ Development Plan Review - West Innovation District
- ☐ Final Development Plan
- ☒ Final Plat
- ☐ Informal Review
- ☐ Minor Modification
- ☐ Minor Project Review
- ☐ Minor Subdivision
- ☐ Non-Use (Area) Variance
- ☐ Preliminary Development Plan/PUD Rezoning
- ☒ Preliminary Plat
- ☐ Site Plan Review - Bridge Street District
- ☐ Site Plan Review - West Innovation District
- ☐ Special Permit
- ☐ Standard District Rezoning
- ☐ Use Variance
- ☐ Waiver Review
- ☐ Wireless Communications Facility
- ☐ Zoning Code Amendment

II. PROPERTY INFORMATION: Provide information about the property including existing and proposed development.

Property Address(es):

75 N High Street

Tax ID/Parcel Number(s)
(List All):

273-000010

Parcel Size(s) in Acres
(List Each Separately):

1.15 Acres

Existing Land Use/Development:

Library

Existing Zoning District:

BSD Public

Proposed Land Use/Development:

Library

Proposed Zoning District:

BSD Historic
Transitional
Neighborhood

III. CURRENT PROPERTY OWNER(S): Indicate the person(s) or organization(s) who own the property proposed for development.

Name (Individual or Organization):

Columbus Metropolitan Library Board of Trustees

Mailing Address (Street, City, State, ZIP):

96 S. Grant Street
Columbus, OH
43215

Email/Phone Number:

wtressler@columbuslibrary.com
614-849-1187

For questions or more information, please contact Planning at 614.410.4600 | www.dublinohioUSA.gov



EVERYTHING GROWS HERE.

IV. APPLICANT(S): Complete this section if the person/organization representing the applicant/ property owner is different from the applicant.

☐ **Not Applicable**

Name (Individual or Organization):	Jenny Rauch (City of Dublin) and Paula Miller (CML)
Mailing Address (Street, City, State, ZIP):	5800 Sheir Rings Rd, Dublin OH 43016 and 96 S Grant Street,
Phone Number:	614-410-4400 and 614-849-1187
Email:	jrauch@dublin.oh.us and wtressler@columbuslibrary.org

V. REPRESENTATIVE(S): Complete this section if the person/ organization representing the applicant/ property owner is different from the applicant (such as the project manager or property owner's legal council).

☐ **Not Applicable**

Name (Individual or Organization):	EMH&T
Mailing Address (Street, City, State, ZIP):	5500 New Albany Road, Columbus OH 43054
Phone Number:	614-775-4500
Email:	mbrehm@emht.com

VI. PROPERTY OWNER'S AUTHORIZATION OF APPLICANT(S)/ AUTHORIZED REPRESENTATIVE: The Property Owner listed in Section III must authorize the Applicant listed in Section IV and/or the Authorized Representative listed in Section IV to act on the Owner's behalf with respect to this application.

☒ **Not Applicable**

I _____, the property owner , hereby authorize	
To act as my representative(s) in all matters pertaining to the processing and approval of this application, including modification to the application. I agree to be bound by all representations and agreements made by the designated representative (listed in Sections III and/or IV).	
Original Signature of Property Owner (listed in Section II):	Date:

Subscribed and sworn before me this ____ day of _____, 20__	
State of _____	(Stamp or Seal)
County of _____	Notary Public _____

VI. AUTHORIZATION TO VISIT THE PROPERTY: Site visits to the property by City representative are essential to process the application. The Property Owner/ Applicant/ Authorized Representative (listed in Section III), hereby authorizes City representatives to enter, photograph, and post a notice on the property described in this application. This is optional, but strongly recommended.

Paula Miller, CFO on behalf of the Columbus Metropolitan Library Board of Trustees _____, the property owner or authorized representative , hereby authorize City representatives to enter, photograph and post a notice on the property described in the application.	
Original Signature of Property Owner or Authorized Representative:	Date: June 20, 2017

For questions or more information, please contact Planning at 614.410.4600 | www.dublinohioUSA.gov



FILE COPY

17-068PT/FP
CITY OF DUBLIN
PLANNING

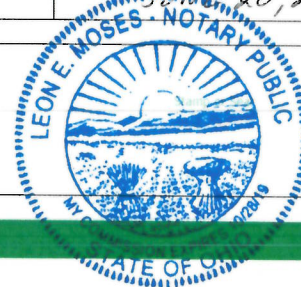
VI. APPLICANT'S AFFIDAVIT OF ACKNOWLEDGMENT: This section must be completed with an **original signature** and **notarized**.☐ **Original Document Attached**

I, Paula Miller, CFO on behalf of the Columbus Metropolitan Library Board of Trustees, the **property owner** or **authorized representative**, have read and understand the contents of this application. The information contained in this application, attached exhibits and other information submitted is complete and in all respects true and correct to best of my knowledge and belief.

Original Signature of Property Owner or Authorized Representative: Date: June 20, 2017

Subscribed and sworn before me this 20th day of June, 2017
 State of Ohio
 County of Franklin

Notary Public Leon E. Moses
Leon E. Moses

**FOR OFFICE USE ONLY:**

Case Title: <u>BSD-P - COLUMBUS METROPOLITAN LIBRARY-DUBLIN BRANCH</u>	Date Received: <u>6/26/17</u>
Case Number: <u>17-068 PPI/FP</u>	Next Decision Due Date (If Applicable):
Amount Received:	Final Date of Determination:
Receipt Number:	Related Cases:
Reviewing Body (Circle One): <u>ART</u> <u>ARB</u> <u>BZA</u> <u>CC</u> <u>PZC</u>	
Map Zone: <u>D-1</u>	
Determination or Action:	
Ordinance Number (If Applicable):	

**FILE COPY**

DOWNTOWN DUBLIN PARKING GARAGE

1
2

Situated in the State of Ohio, County of Franklin, City of Dublin, in Virginia Military Survey Number 2542, containing 5.453 acres of land, more or less, said 5.453 acres being comprised of a resubdivision of part of Lots 150, 151 and 152 of the subdivision entitled "Plat of Dublin", of record in Plat Book 3, Page 199, an unnamed alley (vacated by Ordinance Number 62-79), part of those tract of land conveyed to **BOARD OF TRUSTEES OF THE COLUMBUS METROPOLITAN LIBRARY** by deed of record in Official Record 30344J03, part of those tracts of land conveyed to **CITY OF DUBLIN, OHIO** by deed of record in Deed Book 3759, Page 134 and Instrument Numbers 200607070133305, 200707020115325 and 201506100077031, and part of that tract of land conveyed to **BOARD OF EDUCATION: WASHINGTON LOCAL SCHOOL DISTRICT, FRANKLIN COUNTY, OHIO** by deed of record in Deed Book 2067, Page 232, Recorder's Office, Franklin County, Ohio.

The undersigned, **BOARD OF TRUSTEES OF THE COLUMBUS METROPOLITAN LIBRARY** a county district library organization under O.R.C. Section 3375.19, by **PAULA L. MILLER**, Fiscal Officer, **CITY OF DUBLIN, OHIO**, an Ohio municipal corporation, by **DANA McDANIEL**, City Manager, and **DUBLIN CITY SCHOOL DISTRICT BOARD OF EDUCATION (formerly known as Board of Education: Washington Local School District, Franklin County, Ohio)**, by **LYNN MAY**, Board President and **BRIAN KERN**, Treasurer, owners of the lands platted herein, duly authorized in the premises, do hereby certify that this plat correctly represents their **"DOWNTOWN DUBLIN PARKING GARAGE"**, a subdivision containing Lots numbered 1 and 2, and an area designated as Reserve "A", do hereby accept this plat of same and dedicate to public use, as such, all of Bridge Street, Darby Street, Franklin Street, North High Street, North Street, Rock Cress Parkway and the Public Access Easement shown hereon and not heretofore dedicated.

The undersigned further agrees that any use or improvements on this land shall be in conformity with all existing valid zoning, platting, health or other lawful rules and regulations, including applicable off-street parking and loading requirements of the City of Dublin, Ohio, for the benefit of itself and all other subsequent owners or assigns taking title from, under or through the undersigned.

Easements are hereby reserved in, over and under areas designated on this plat as "Easement". Each of the aforementioned designated easements permit the construction, operation, and maintenance of all public and quasi public utilities above, beneath, and on the surface of the ground and, where necessary, are for the construction, operation, and maintenance of service connections to all adjacent lots and lands and for storm water drainage.

In Witness Whereof, **PAULA L. MILLER**, Fiscal Officer of **BOARD OF TRUSTEES OF THE COLUMBUS METROPOLITAN LIBRARY**, has hereunto set her hand this _____ day of _____, 20____.

Signed and Acknowledged
In the presence of:

**BOARD OF TRUSTEES OF
THE COLUMBUS
METROPOLITAN LIBRARY**

By _____
PAULA L. MILLER,
Fiscal Officer

**STATE OF OHIO
COUNTY OF FRANKLIN ss:**

Before me, a Notary Public in and for said State, personally appeared **PAULA L. MILLER**, Fiscal Officer of **BOARD OF TRUSTEES OF THE COLUMBUS METROPOLITAN LIBRARY** who acknowledged the signing of the foregoing instrument to be her voluntary act and deed and the voluntary act and deed of **BOARD OF TRUSTEES OF THE COLUMBUS METROPOLITAN LIBRARY** for the uses and purposes expressed herein.

In Witness Thereof, I have hereunto set my hand and affixed my official seal this _____ day of _____, 20____.

My commission expires _____
Notary Public, _____ State of Ohio

In Witness Whereof, **DANA McDANIEL**, City Manager of **CITY OF DUBLIN, OHIO**, has hereunto set his hand this _____ day of _____, 20____.

Signed and Acknowledged
In the presence of:

CITY OF DUBLIN, OHIO

By _____
DANA McDANIEL,
City Manager

**STATE OF OHIO
COUNTY OF FRANKLIN ss:**

Before me, a Notary Public in and for said State, personally appeared **DANA McDANIEL**, City Manager of **CITY OF DUBLIN, OHIO**, who acknowledged the signing of the foregoing instrument to be his voluntary act and deed and the voluntary act and deed of **CITY OF DUBLIN, OHIO** for the uses and purposes expressed herein.

In Witness Thereof, I have hereunto set my hand and affixed my official seal this _____ day of _____, 20____.

My commission expires _____
Notary Public, _____ State of Ohio

In Witness Whereof, **LYNN MAY**, Board President and **BRIAN KERN**, Treasurer of **DUBLIN CITY SCHOOL DISTRICT BOARD OF EDUCATION (formerly known as Board of Education: Washington Local School District, Franklin County, Ohio)**, has hereunto set their hand this _____ day of _____, 20____.

Signed and Acknowledged
In the presence of:

**DUBLIN CITY SCHOOL DISTRICT
BOARD OF EDUCATION
(formerly known as Board of
Education: Washington Local School
District, Franklin County, Ohio)**

By _____
LYNN MAY, Board President

By _____
BRIAN KERN, Treasurer

**STATE OF OHIO
COUNTY OF FRANKLIN ss:**

Before me, a Notary Public in and for said State, personally appeared **LYNN MAY**, Board President and **BRIAN KERN**, Treasurer of **DUBLIN CITY SCHOOL DISTRICT BOARD OF EDUCATION (formerly known as Board of Education: Washington Local School District, Franklin County, Ohio)** who acknowledged the signing of the foregoing instrument to be their voluntary act and deed and the voluntary act and deed of **DUBLIN CITY SCHOOL DISTRICT BOARD OF EDUCATION (formerly known as Board of Education: Washington Local School District, Franklin County, Ohio)** for the uses and purposes expressed herein.

In Witness Thereof, I have hereunto set my hand and affixed my official seal this _____ day of _____, 20____.

My commission expires _____
Notary Public, _____ State of Ohio

Approved this _____ Day of _____, 20____

Director of Land Use and Long
Range Planning, _____
Dublin, Ohio

Approved this _____ Day of _____, 20____

City Engineer, _____
Dublin, Ohio

Approved this _____ day of _____, 20____, by vote of Council, wherein all of Bridge Street, Darby Street, Franklin Street, North High Street, North Street, Rock Cress Parkway and the Public Access Easement dedicated hereon are accepted as such by the Council of the City of Dublin, Ohio.

In Witness Thereof I have hereunto set my hand and affixed my seal this _____ day of _____, 20____.

Clerk of Council, _____
Dublin, Ohio

Transferred this _____ day of _____, 20____.

Auditor, _____
Franklin County, Ohio

Deputy Auditor, _____
Franklin County, Ohio

Filed for record this _____ day of _____, 20____ at _____ M. Fee \$ _____

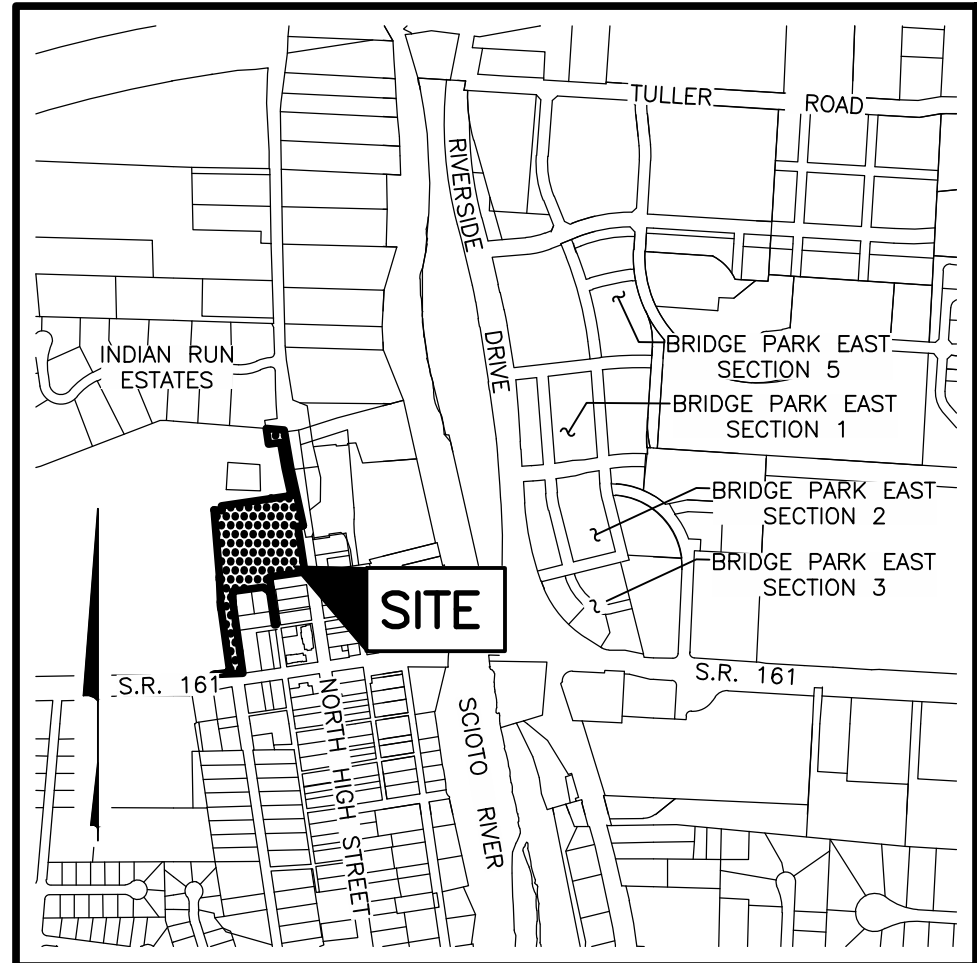
Recorder, _____
Franklin County, Ohio

File No. _____

Recorded this _____ day of _____, 20____.

Deputy Recorder, _____
Franklin County, Ohio

Plat Book _____, Pages _____



LOCATION MAP AND BACKGROUND DRAWING

NOT TO SCALE

SURVEY DATA:

BASIS OF BEARINGS: The bearings shown hereon are based on the Ohio State Plane Coordinate System, South Zone, as per NAD83 (1986 Adjustment). Control for bearings was from coordinates of monuments FRANK 73 and FRANK 74, established by the Franklin County Engineering Department, using Global Positioning System procedures and equipment, having a bearing of South 75° 57' 18" East between said monuments.

SOURCE OF DATA: The sources of recorded survey data referenced in the plan and text of this plat are the records of the Franklin County, Ohio, Recorder.

IRON PINS: Iron pins, where indicated hereon, unless otherwise noted, are to be set and are iron pipes, thirteen sixteenths inch inside diameter, thirty inches long with a plastic plug placed in the top end bearing the initials EMHT INC.

PERMANENT MARKERS: Permanent markers, where indicated hereon, are to be one-inch diameter, thirty-inch long, solid iron pins. Pins are to be set to monument the points indicated, and set with the top end flush with the surface of the ground and then capped with an aluminum cap stamped EMHT INC. Once installed, the top of the cap shall be marked (punched) to record the actual location of the point.

SURVEYED & PLATTED
BY



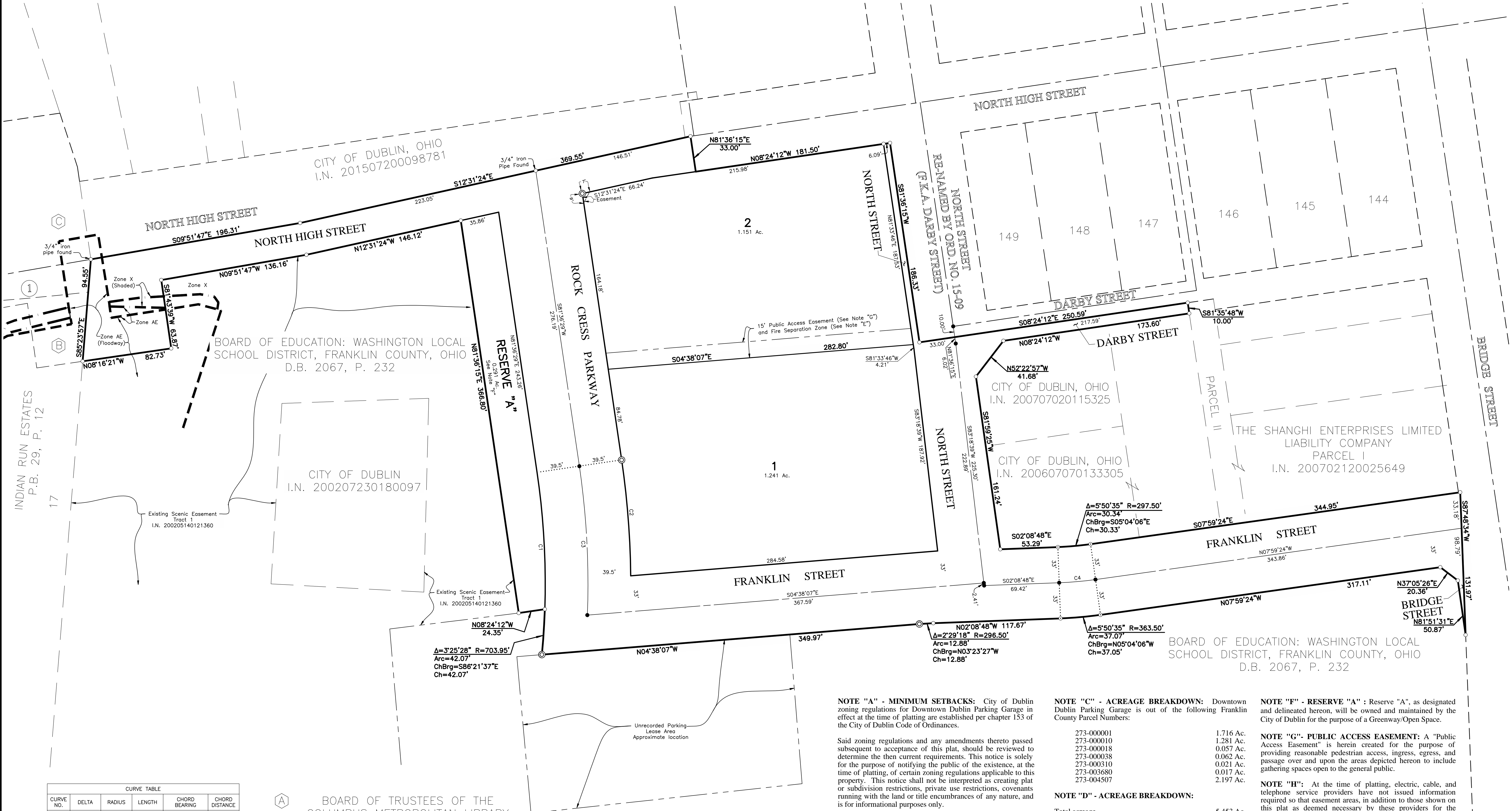
We do hereby certify that we have surveyed the above premises, prepared the attached plat, and that said plat is correct. All dimensions are in feet and decimal parts thereof.

- = Iron Pin (See Survey Data)
- = MAG Nail to be set
- ⊙ = Permanent Marker (See Survey Data)

By _____ Date _____
Professional Surveyor No. 7865

DOWNTOWN DUBLIN PARKING GARAGE

2
2



CURVE TABLE					
CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	10°19'15"	703.95'	126.80'	N 86°46'02" E	126.63'
C2	7°51'57"	782.95'	107.49'	N 85°32'23" E	107.40'
C3	10°38'24"	743.45'	138.06'	N 86°55'36" E	137.86'
C4	5°50'35"	330.50'	33.71'	S 05°04'06" E	33.69'

BOARD OF TRUSTEES OF THE
COLUMBUS METROPOLITAN LIBRARY
O.R. 30344J03

THE CITY OF DUBLIN
PARCEL NO. 3
I.N. 201506100077031

THE CITY OF DUBLIN
PARCEL NO. 4
I.N. 201506100077031

DUBLIN-BELLPOINT ROAD
(S.R. 745) (P.B. 29, P. 12)

NOTE "A" - MINIMUM SETBACKS: City of Dublin zoning regulations for Downtown Dublin Parking Garage in effect at the time of platting are established per chapter 153 of the City of Dublin Code of Ordinances.

Said zoning regulations and any amendments thereto passed subsequent to acceptance of this plat, should be reviewed to determine the then current requirements. This notice is solely for the purpose of notifying the public of the existence, at the time of platting, of certain zoning regulations applicable to this property. This notice shall not be interpreted as creating plat or subdivision restrictions, private use restrictions, covenants running with the land or title encumbrances of any nature, and is for informational purposes only.

NOTE "B": At the time of platting, part of Downtown Dublin Parking Garage is in Zone AE (areas subject to flooding by the 1% annual chance flood, base flood elevation determined), Zone AE Floodway (the channel of the stream plus and adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increase in flood heights), Zone X (Shaded) (Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood) and Zone X (areas determined to be outside of the 0.2% annual chance floodplain), as said Zones are designated and delineated on the FEMA Flood insurance rate map for Franklin County, Ohio, and Incorporated areas, map number 39049C0151K, with an effective date of June 17, 2008.

NOTE "C" - ACREAGE BREAKDOWN: Downtown Dublin Parking Garage is out of the following Franklin County Parcel Numbers:

273-000001	1.716 Ac.
273-000010	1.281 Ac.
273-000018	0.057 Ac.
273-000038	0.062 Ac.
273-000310	0.021 Ac.
273-000360	0.017 Ac.
273-004507	2.197 Ac.

NOTE "D" - ACREAGE BREAKDOWN:

Total acreage	5.453 Ac.
Acreage in right-of-way	2.770 Ac.
Acreage in lots	2.392 Ac.
Acreage in Reserve	0.291 Ac.

NOTE "E" - FIRE SEPARATION ZONE: An open area designated for fire separation between buildings in which the erection of any building, structure or part thereof, is prohibited.

NOTE "F" - RESERVE "A" : Reserve "A", as designated and delineated hereon, will be owned and maintained by the City of Dublin for the purpose of a Greenway/Open Space.

NOTE "G"- PUBLIC ACCESS EASEMENT: A "Public Access Easement" is herein created for the purpose of providing reasonable pedestrian access, ingress, egress, and passage over and upon the areas depicted hereon to include gathering spaces open to the general public.

NOTE "H": At the time of platting, electric, cable, and telephone service providers have not issued information required so that easement areas, in addition to those shown on this plat as deemed necessary by these providers for the installation and maintenance of all of their main line facilities, could conveniently be shown on this plat. Existing recorded easement information about Downtown Dublin Parking Garage or any part thereof can be acquired by a competent examination of the then current public records, including those in the Franklin County Recorder's Office.

BOARD OF EDUCATION: WASHINGTON LOCAL
SCHOOL DISTRICT, FRANKLIN COUNTY, OHIO
D.B. 2067, P. 232

THE SHANGHI ENTERPRISES LIMITED
LIABILITY COMPANY
PARCEL I
I.N. 200702120025649

CITY OF DUBLIN, OHIO
I.N. 200707020115325

CITY OF DUBLIN, OHIO
I.N. 200607070133305

CITY OF DUBLIN, OHIO
I.N. 201507200098781

BOARD OF EDUCATION: WASHINGTON LOCAL
SCHOOL DISTRICT, FRANKLIN COUNTY, OHIO
D.B. 2067, P. 232

CITY OF DUBLIN
I.N. 200207230180097

NORTH HIGH STREET

NORTH HIGH STREET

NORTH STREET

NORTH HIGH STREET

NORTH STREET
(F.K.A. DARBY STREET)
RE-NAMED BY ORD. NO. 15-09

DARBY STREET

DARBY STREET

PARCEL II

FRANKLIN STREET

BRIDGE STREET

BRIDGE STREET

J:\2016\060\DWG\CASHIERS\PLAT\2016\060-VS-PLAT.DWG plotted by MASTON, JGHR on 7/24/2017 8:16:40 AM last saved by MASTON, JGHR on 7/24/2017 10:04:56 AM Xref:



RECORD OF ACTION

Planning & Zoning Commission

Thursday, July 13, 2017 | 6:30 pm

The Planning and Zoning Commission took the following action at this meeting:

**5. BSD P – Downtown Dublin Parking Garage Plat
17-068PP/FP**

**75 North High Street
Preliminary Plat/Final Plat**

Proposal: Subdivision and development of two lots and the dedication of right-of-way for the CML Dublin Branch and the Downtown Dublin Parking Garage. The site is on the west side of High Street, north of the intersection with North Street.

Request: Review and recommendation of approval to City Council for a Preliminary and Final Plat under the provisions of the Subdivision Regulations.

Applicant: Paula Miller, Chief Financial Officer, Columbus Metropolitan Library and Dana L. McDaniel, City Manager, City of Dublin.

Planning Contact: Jennifer M. Rauch, AICP, Planning Manager.

Contact Information: (614) 410-4690, jrauch@dublin.oh.us

MOTION: Mr. Brown moved, Mr. Miller seconded to approve this Preliminary Plat/Final Plat because it meets all the applicable review criteria and the requirements outlined in the Subdivision Regulations, with one condition:

- 1) That the applicant ensures that any minor technical adjustments to the plat are made prior to City Council submittal.

*Paula Miller agreed to the above condition.

VOTE: 6 – 0.

RESULT: This Preliminary Plat/Final Plat will be forwarded to City Council with a recommendation of approval.

RECORDED VOTES:

Victoria Newell	Yes
Amy Salay	Yes
Chris Brown	Yes
Cathy De Rosa	Yes
Robert Miller	Yes
Deborah Mitchell	Absent
Stephen Stidhem	Yes

STAFF CERTIFICATION

Claudia D. Husak, AICP
Senior Planner



**5. BSD P – Downtown Dublin Parking Garage Plat
17-068PP/FP**

**75 North High Street
Preliminary Plat/Final Plat**

The Chair, Victoria Newell, said the following application is for the subdivision of two lots and the dedication of right-of-way for the Downtown Dublin Parking Garage Plat. She said the site is on the west side of North High Street, north of the intersection with North Street. She said this is a request for a review and recommendation of approval to City Council for a Preliminary and Final Plat under the provisions of the Subdivision Regulations.

The Chair asked if anyone needed a presentation or if this case could be left on the Consent Agenda [Hearing none.] She called for a motion.

Chris Brown said there was one condition of approval and asked if the applicant was in agreement with that condition as follows:

- 1) That the applicant ensures that any minor technical adjustments to the plat are made prior to City Council submittal.

Paula Miller agreed to the above condition.

Motion and Vote

Mr. Brown moved, Mr. Miller seconded, to recommend approval to City Council for the Preliminary Plat/Final Plat with one condition. The vote was as follows: Ms. De Rosa, yes; Mr. Stidhem, yes; Ms. Newell, yes; Ms. Salay, yes; Mr. Miller, yes; and Mr. Brown, yes. (Recommended for Approval 6 – 0)



PLANNING REPORT

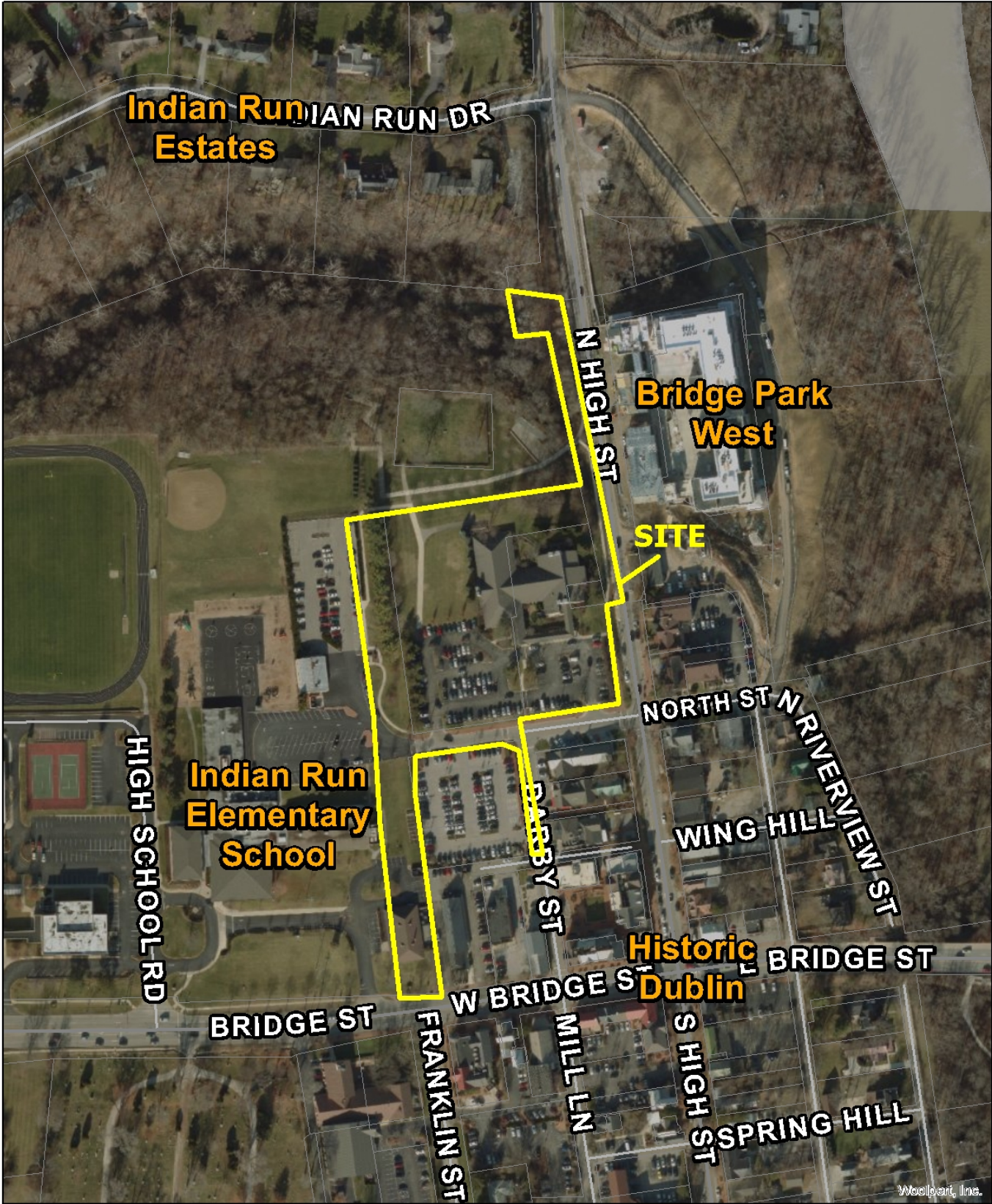
Planning & Zoning Commission

Thursday, July 13, 2017

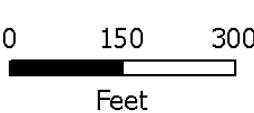
Downtown Dublin Parking Garage Plat – PRELIMINARY PLAT/FINAL PLAT

Case Summary

Agenda Item	5
Case Number	17-068PP/FP
Proposal	Subdivision and development of two lots and the dedication of right-of-way for the CML Dublin Branch and the Downtown Dublin Parking Garage.
Request	Review and recommendation of approval to City Council of a Preliminary and Final Plat under the provisions of the Subdivision Regulations.
Location	On the west side of High Street, north of the intersection with North Street.
Applicant	Paula Miller, CFO, Columbus Metropolitan Library; Represented by Dana McDaniel, City Manager, City of Dublin and EMH&T.
Case Manager	Jennifer M. Rauch, AICP, Planning Manager (614) 410-4690 or jrauch@dublin.oh.us
Recommendation	<p><i>Approval with One Condition</i></p> <p>The proposal complies with the preliminary and final plat criteria and the requirements outlined in Subdivision Regulations. Planning recommends approval of this request with one condition.</p> <ol style="list-style-type: none">1) That the applicant ensures that any minor technical adjustments to the plat are made prior to City Council submittal.



17-068PP/FP
Preliminary Plat/Final Plat
Columbus Metropolitan Library - Dublin Branch
75 N. High Street



Facts

Site Area	±5.4 acres
Surrounding Zoning and Uses	North and West: BSD-P, Public District (Dublin City Schools and Grounds of Remembrance) East: BSD-HTN, Historic Transition Neighborhood District (Mixed use development and public plaza) South: BSD-HC, Historic Core District (Commercial uses)
Site Features	<ul style="list-style-type: none"> Significant grade change across the site, with the largest change from west to east along the northern boundary. Existing library building located in the northeastern portion of the site. Off-street parking located to the south and west of the existing building.
Case Background	Detailed history attached.

Details

Preliminary & Final Plat

Process	The purpose of the preliminary and final plat is to assure conformance with the requirements set forth in Sections 152.085 through 152.095 of the Subdivision Regulations, exclusive of other standards in the Code.
Plat Overview	The proposed plat is for the creation of two lots, a reserve, and the dedication of right-of-way associated with the CML Dublin Branch and the Downtown Dublin Parking Garage. Two lots will be created: one for the new library, and one for the public parking garage. Both lots have access on existing and future public rights-of-way. The plat outlines the dedication of rights-of-way for future Rock Cross Parkway, future Franklin Street, North High Street and North Street. All necessary easements are included with the proposal, including a public access easement.
Reserve A	The proposed plat includes a 0.29-acre reserve along the north side of future Rock Cross Parkway (Reserve A) which will be incorporated as an extension of the Grounds of Remembrance. The reserve will be owned and maintained by the City of Dublin.

Analysis

Preliminary & Final Plat

Process	Following a recommendation by the Commission, the preliminary and final plat will be forwarded to City Council for final action. The plat can be recorded after City Council approval.
1) Plat Info and Construction Requirements	Criterion met with Condition: This proposal is consistent with the requirements of the Subdivision Regulations and Zoning Code. The applicant will be required to make any minor technical adjustments prior to Council review.

Analysis Preliminary & Final Plat	
Condition 1	
2) <i>Street, Sidewalk, and Bikepath Standards</i>	Criterion met: All necessary standards have been provided as part of the proposed plat.
3) <i>Utilities</i>	Criterion met: The plat establishes or identifies necessary easements for the construction and maintenance of all utilities in accordance with applicable standards.
4) <i>Open Space Requirements</i>	Criterion met with condition: The reserve is included in plat as part of this application.

Recommendation Preliminary & Final Plat	
Summary	This proposal complies with the preliminary and final plat review criteria and the Subdivision Regulations therefore approval of this request is recommended with one condition.
Condition	1) That the applicant ensures that any minor technical adjustments to the plat are made prior to City Council submittal.

Detailed History

December 5, 2016

City Council approved the development agreement with Dublin City School District to facilitate the development of the library, parking garage and adjacent streets.

January 10, 2017

A project preview for the CML Dublin Branch Library and the public parking garage were provided to City Council at the January 10, 2017 meeting.

January 25, 2017

The Architectural Review Board informally reviewed the Basic Plan applications for the proposed library and parking garage.

February 27, 2017

City Council approved the development agreement with Columbus Metropolitan Library (CML) to facilitate the development of the library, parking garage and adjacent streets.

March 6, 2017

City Council held a work session to review and discussion the proposed library, parking garage and ground of remembrance sites.

April 24, 2017

City Council approved the Basis Plan Review applications for the CML Dublin Branch building and the Downtown Dublin Parking Garage.

PRELIMINARY/FINAL PLAT CRITERIA

The Zoning Code does not contain specific criteria to guide the review of plats. Planning bases the evaluation on the conformance of the plat with the requirements set forth in Chapter 152: *Subdivision Regulations* of the Code, which are summarized below:

- The proposed final plat document includes all the required technical information.
- Construction will be bonded and completed in an appropriate time frame, inspections will be conducted by the City in accordance with Engineering standards for improvements, and maintenance will be completed as necessary.
- The proposed lots, street widths, grades, curvatures, intersections, and signs comply with the standards set forth in these Code sections.
- The proposal includes provisions for water, storm drainage, sanitary sewer, electric, telephone, and cable supplies in accordance with approved standards.
- The proposed development complies with the open space and recreation facility requirements or payment into the Parkland Acquisition Fund is made in lieu of dedication.

In addition, the Planning and Zoning Commission is to determine that the final layout and details of the final plat comply with the approved preliminary plat. The Commission is to consider several factors in making its recommendation:

- 1) The final plat conforms with the approved preliminary plat;
- 2) The plat conforms to the adopted Thoroughfare Plan and meets all applicable parkland dedication and open space requirements; and
- 3) The final plat conforms to the subdivision and zoning regulations, municipal stormwater regulations, and other applicable requirements.