

19-080PP – University Boulevard, Phase 2

Summary

A request for review and recommendation of approval to City Council for a Preliminary Plat to subdivide approximately 99.82 acres for five commercial lots currently zoned ID-1, Research Office District and create the right of way for University Boulevard from Shier Rings Road to the intersection with Eiterman Road.

Site Location

North side of Shier Rings Road, approximately 1,800 feet east of the intersection with Avery Road.

Property Owner

City of Dublin

Applicant/Representative

Dana McDaniel, City Manager, City of Dublin

Applicable Land Use Regulations

Subdivision Regulations

Case Manager

Claudia Husak, AICP, Senior Planner/Current Planning Manager

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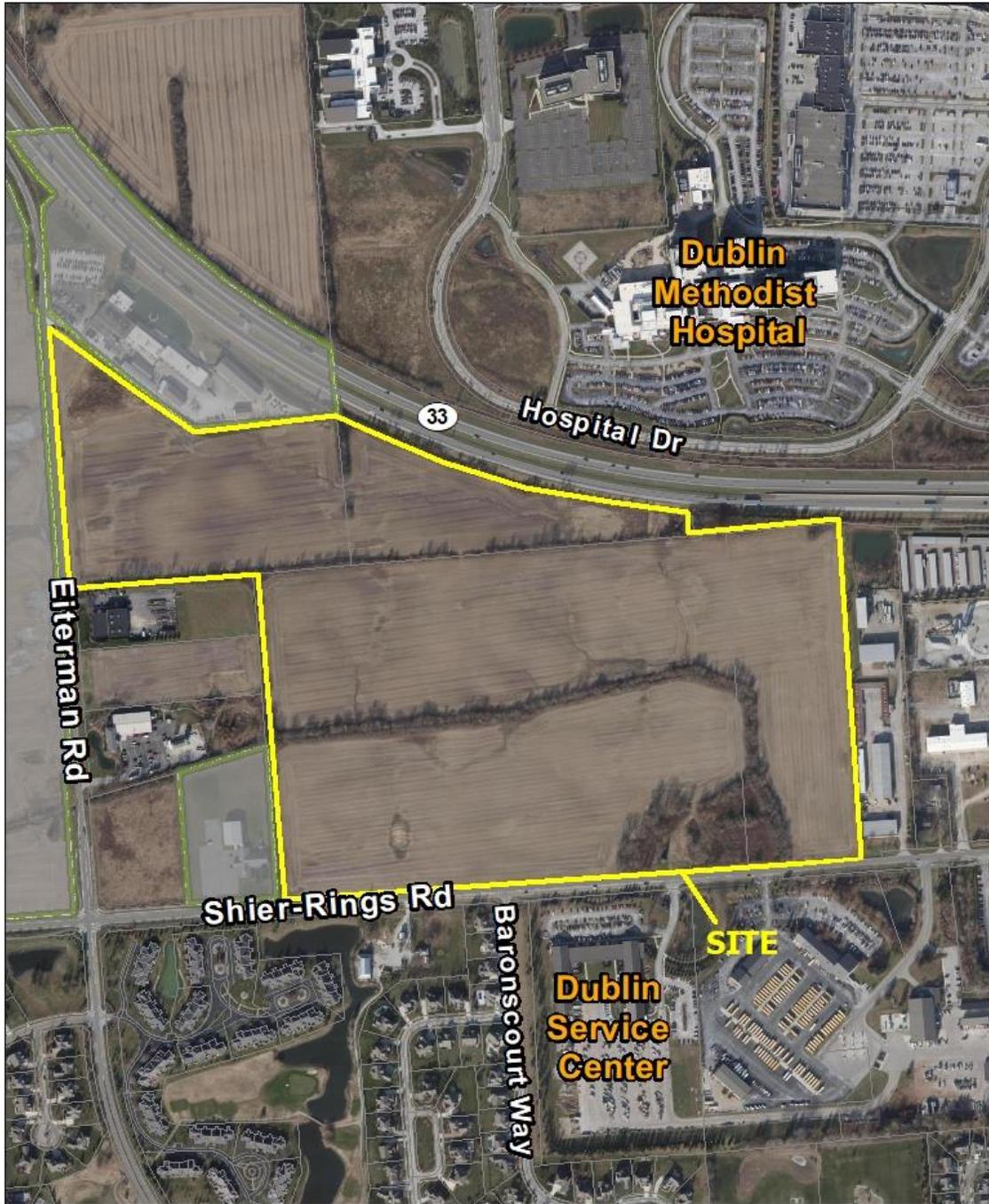
Next Steps

Upon recommendation of approval to City Council from the Planning and Zoning Commission for the Preliminary Plat, the application will be eligible for review by Council for final approval.

Zoning Map



1. Context Map



 <p>City of Dublin</p>	<p>19-080PP Preliminary Plat University Boulevard Phase 2 6600 Shier Rigs Road, 0 Eiterman Road</p>	<p>0 250 500 Feet</p>	
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2. Overview

Background

The site consists of a total 99.82 acres with approximately 2,350 feet of frontage along Shier Rings Road. This is from five parcels:

- 274-001115 – 14.45 acres,
- 274-001114 – 59.41 acres,
- 273-008175 – 9.36 acres,
- 273-008174 – 15.6 acres and
- 273-008176 – 2.83 acres.

The parcels were annexed to the City in 2004 (Ord. 47-04) and 1996 (Ord. 64-96) and the City of Dublin purchased the parcels for economic development purposes in 2016 and 2018. All of the parcels were rezoned in 2011 from R, Rural District and R-1, Restricted Suburban Residential District to ID-1, Research/Office District as part of an on-going effort to aid in the implementation of the long-term vision of this area as an important Economic Advancement Zone and Innovation District. No development has been proposed on either parcel to date.

In 2019, City Council approved an Economic Development Agreement (Ord. 08-19) with The Ohio State University, which authorized the conveyance of this site to the University to establish a comprehensive ambulatory medical facility, consistent with the City's Economic Development Strategy to encourage development and create and preserve employment opportunities within the City.

The proposal is for five new commercial lots on a new public street, University Boulevard. Lot 2 will be transferred to the OSU Wexner Medical Center per the adopted EDA. Approximately 9.84 acres of land will be dedicated to public right of way. The site is zoned ID-1, Research Office District. OSU intends to develop Lot 2 and is requesting the approval of a rezoning application from ID-1 to PUD, Planned Unit Development District. This preliminary plat will be reviewed simultaneously with the rezoning request, however all remaining lots will retain the existing zoning. The City is requesting the approval of the preliminary plat in accordance with the Subdivision Regulations.

Site Characteristics

Natural Features

The site is currently vacant and contains minimal grade change from the northern portion of the site to the southern portion of the site. A tree row exists along the existing alignment of Cosgray Ditch. A farm drainage ditch "Cosgray Ditch" runs east/west through the center of the western parcel, then turns south between the two southern parcels. The ditch is in a City Stream Corridor Protection Zone, which the City has studied for relocation during Fall 2016 and the US Army Corps of Engineers has issued the public notice for this application on August 16, 2019.

A portion of the north side of the site drains in the roadside ditches of U.S. 33. A few trees also exist near Shier Rings Road near the location of the former farmstead. Wetlands were identified on the site. One is located along Eiterman Road near the shared property line with the Sutphen

Corporation and the other is near U.S. 33. The second one will be impacted by the OSU development and is being mitigated with payment into a wetland bank.

Historic and Cultural Facilities

There are no historic or cultural features on the site.

Surrounding Zoning and Land Use

North: US 33 and the Sutphen Corporation (Washington Township)

East: ID-1, Research/Office District (Avery Road Industrial Park, industrial and storage)

South: PUD, the Ballantrae neighborhood the City of Dublin Service Center and TF, Tech Flex District, City of Dublin Fleet Maintenance and Dublin City Schools Transportation Department

West: Washington Township (church) and ID-2, Research/Flex District (Washington Township Administration building)

Road, Pedestrian and Bike Network

The site has frontage, but no direct access to US 33 to the north. A new transportation network will be needed to access the site.

Utilities

The site is currently not served by public utilities.

Proposal

Summary

The proposed preliminary plat includes a new public street, University Boulevard, intersecting with Shier Rings Road and extending west to Eiterman Road, providing access to all of the proposed lots. Cosgray Creek will be relocated to accommodate the new roadway and development parcels. The creek will be in a conservation easement along the north side of Shier Rings Road and along the western property line of the city-owned land.

Zoning and Lot Details

The preliminary plat includes the following five commercial lots:

- Lot 1 will be 14 acres and is in the northwestern portion of the site. The lot will be located north of proposed University Boulevard and south of the Sutphen site.
- Lot 2 will be approximately 34 acres and is largest lot in the preliminary plat. The lot is located south of U.S. 33 and north of University Boulevard. The plat shows a roundabout as the main access point to this lot as well as two additional access point to the east and west of the roundabout. This lot is subject to the rezoning with preliminary development plan application (Case 19-055Z/PDP) that is processed simultaneously with this plat. Development standards unique to this Lot will be established with the approval of a development text.
- Lot 3 is 16.43 acres and located south of U.S. 33 and north of where University Boulevard extends west off Shier Rings Road.
- Lot 4 is 24.55 acres and proposed on the south side of University Boulevard, north of Shier Rings Road. This lot will include the relocation of Cosgray Creek to accommodate the new roadway. The creek will be in a conservation easement along the north side of Shier Rings Road, which is included on the preliminary plat.

- Lot 5 is 1.23-acre and is a remnant of the 15.6-acre parcel in the northwest portion of the site, created through the dedication of the right-of-way and intersection with Eiterman Road.

The Zoning Code requires a minimum lot size of 3 acres for sites zoned ID-1. The smallest proposed lot is 1.23 acres and the largest lot is 33.77 acres. The Zoning Code also requires that ID-1 zoned properties have a minimum lot width of 60 feet at the right of way. All of the proposed lots meet this requirement. All of the proposed lots also have at least 60 feet of frontage on a public right-of-way, as required by Code. Front building lines will be required to meet Code. All lots meet all Zoning Code requirements except Lot 1. This lot is a residual of land based on the geometric layout of University Boulevard and the city-owned property boundaries and the City requests that the Commission and City Council approve a variance through the final platting process for this lot in accordance with §152.110.

Streets

Access to the proposed lots will be provided from Shier Rings and Eiteman Roads via a new public street, University Boulevard. University Boulevard will be an arterial street with four travel lanes (2 in each direction). Bike lanes (5 feet in width) are included with the roadway as required in the adopted Bicycle Task Force recommendations. This section of University Boulevard will tie into the existing section near S.R. 161, opposite of Industrial Parkway, in the future.

A shared-use path is located along the south side of the Shier Rings Road frontage and will connect to a path on the south side of University Boulevard. A sidewalk will be installed on the north side of University Boulevard and the widened section of existing Shier Rings Road. This will connect into the path system on Avery Road.

The Subdivision Regulations require a right-of-way width of 100 feet for a boulevard, and the applicant is proposing a right-of-way width of 100 feet. The Subdivision Regulations also require a minimum curvature radius from the center-line of 400 feet for an arterial or collector streets. The proposed preliminary plat shows a curvature radius of 800 feet and over for University Boulevard. These exceed the minimums in the Subdivision Regulations for an arterial/boulevard roadway.

Open Space

No open space is required for commercial subdivisions. There will be an environmental covenant (similar to a conservation easement) along Shier Rings Road and the western property line to protect the relocated creek.

Tree Preservation

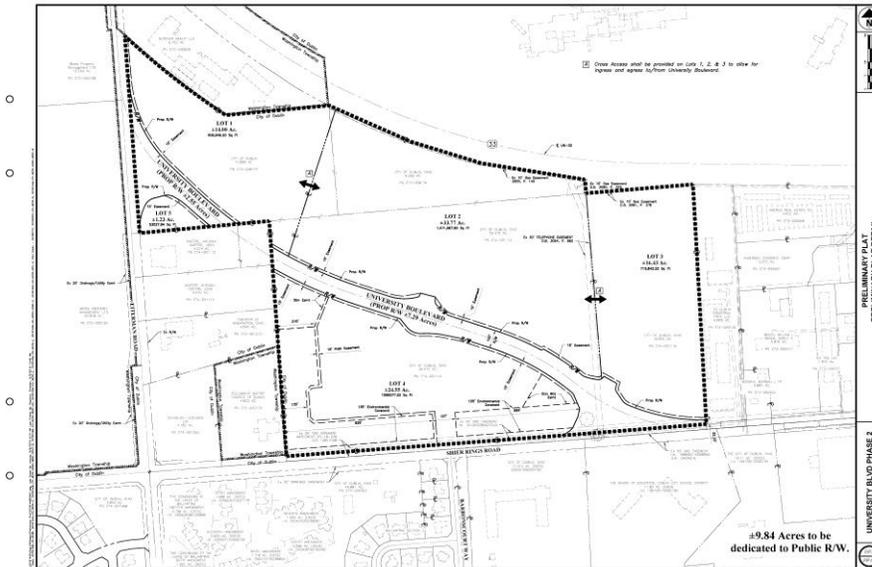
The Subdivision Regulations require the submission of a tree preservation plan, which is included in this plat. The applicant has provided a tree survey and removal plan that depicts which trees will be saved and which will be removed. Several trees will be removed due to the placement of the new street and the relocation of Cosgray Creek. Many trees will be planted along the new alignment of the creek and will more than adequately replace the number of trees removed from the site. Street trees will be installed with the roadway project as well as plantings in the medians.

Stormwater Management & Utilities

The proposal includes two stormwater ponds, each located within stormwater easements on the south side of University Boulevard. These will accommodate the stormwater management required for the roadway project. Each lot will need to provide the required stormwater management per the future proposed development project. Public utilities will be provided through public easements and/or right-of-way as shown on the preliminary plat and which will be refined as part of the final plat.

3. Preliminary Plat

The purpose of a preliminary plat is to assure conformance with the requirements set forth in the Subdivision Regulations, exclusive of other standards in the Code.



4. Criteria Analysis

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:

- 1) Plat Information and Construction Requirements
Criteria Met. The proposal is consistent with the requirements of the Subdivision Regulations. The applicant will be required to make any minor technical adjustments prior to Council review.
- 2) Lots, Street, Sidewalk, and Bikepath Standards
Criteria Met with Variance Approval. The applicant is requesting one variance to the lot size standards. Lot 1 does not meet the minimum lot size standard. This lot is a residual of land based on the geometric layout of University Boulevard and the city-owned property boundaries and staff supports this request.

- 3) Utilities
Criteria Met. Proposed and existing utilities are shown on the preliminary plat as is a storm sewer easement connecting from the retention basins to an existing catch basin along Frantz Road.
- 4) Open Space Requirements
Criteria Met. Open space dedication is not required with this preliminary plat.

5. Recommendation

Approval is recommended for the following variances from the Subdivision Regulations:

- 1) To permit the creation of Lot 1 at 1.23-acre instead of meeting the Zoning Code required 3-acre minimum.

Planning Staff have determined that the application complies with all applicable review consideration and the intended development character of the area. Staff is recommending **approval** with one condition:

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