

20-020FP – The Corners – Final Plat

Summary

A request for review and recommendation of approval to City Council for a Final Plat to subdivide ±24 acres into three lots for the future development of office and commercial space and a public park.

Site Location

The site is located northwest of the intersection of Rings Road and Frantz Road, south of Blazer Parkway.

Property Owners

City of Dublin

Applicant

Paul G. Ghidotti, The Daimler Group

Applicable Land Use Regulations

Subdivision Regulations

Case Manager

Claudia D. Husak, AICP, Senior Planner

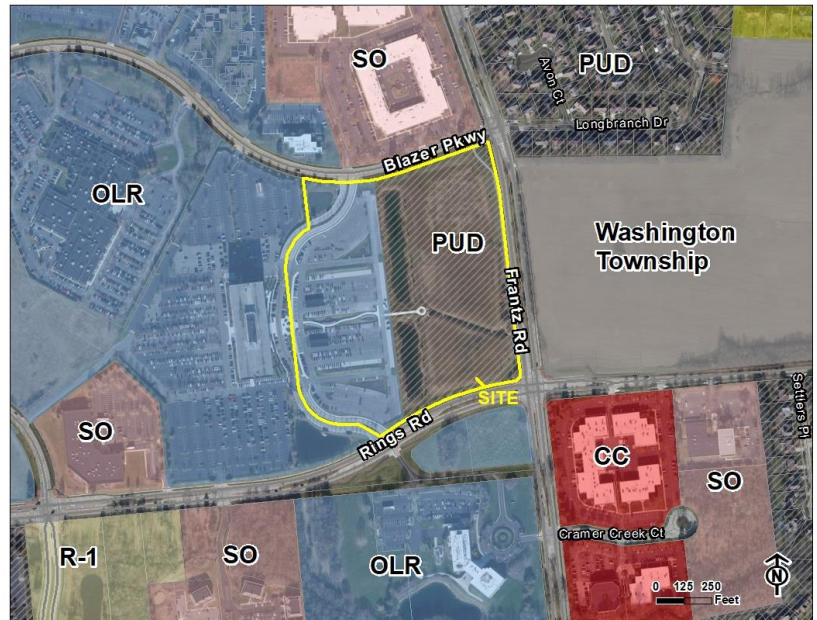
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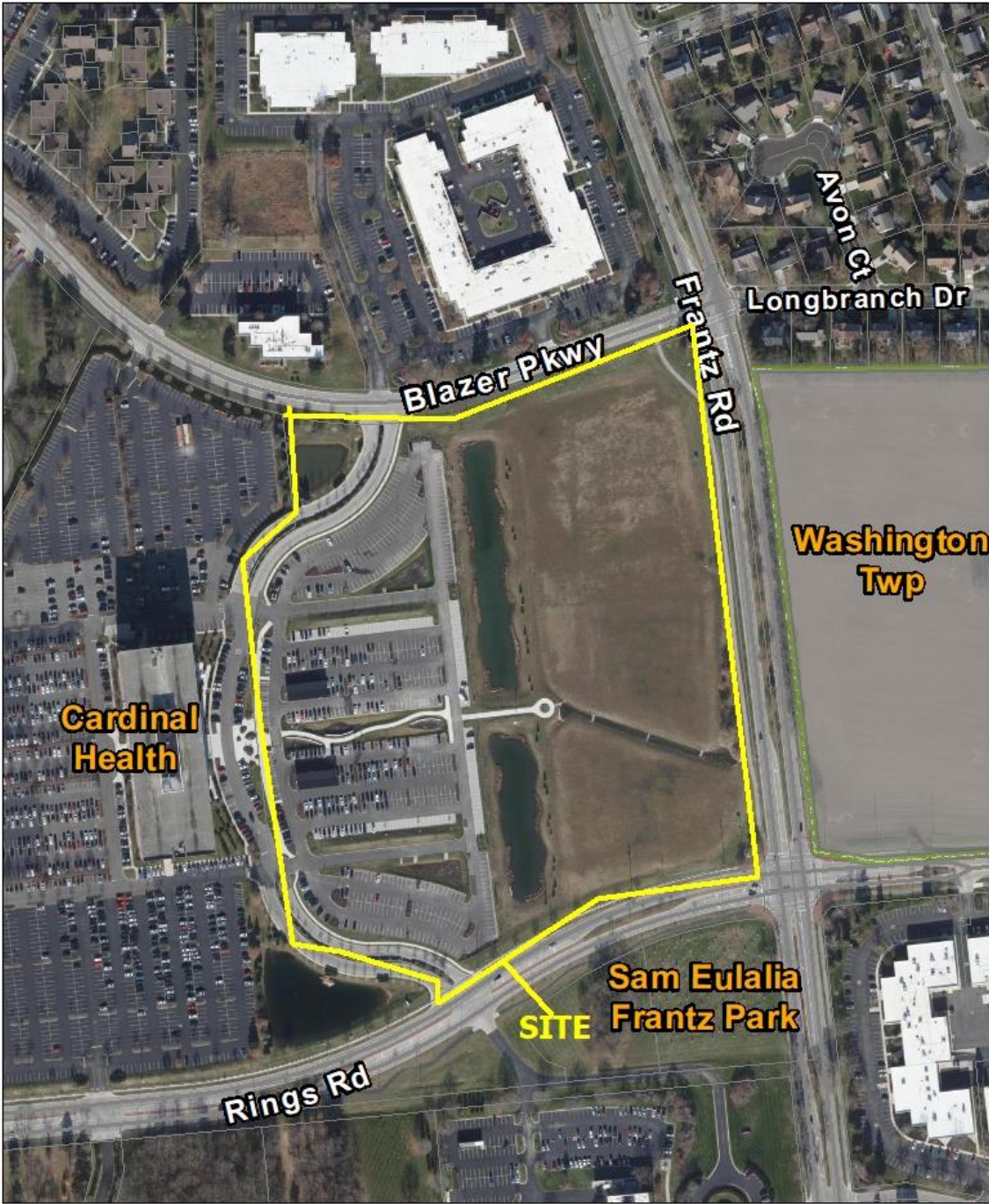
Next Steps



Upon approval by the Planning and Zoning Commission, and a recommendation of approval of the Final Plat to City Council, the plat will be forwarded to Council for their acceptance.

Zoning Map



1. Context Map



 <p>City of Dublin</p>	<p>19-082-PP Preliminary Plat The Corners</p>	<p>0 115 230 Feet</p> 
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2. Overview

Background

A portion of the approximately site was rezoned (Ordinance 70-19) on December 2, 2019 and the preliminary plat was accepted by City Council at the same time (Resolution 70-19) for The Corners development which will accommodate up to 70,000 square feet of commercial development. The Planning and Zoning Commission recommended approval to City Council of the rezoning with preliminary development plan and the preliminary plat on September 19, 2019.

Site Characteristics

Natural Features

The site is rectangular in shape and void of natural features, except for a small tree stand at the northeastern corner of the site near the intersection of Frantz Road and Blazer Parkway.

Historic and Cultural Facilities

There are no historic or cultural features on this site. The Field of Corn (Sam and Eulalia Frantz park) public park and art installation is located directly south of the site across Rings Road.

Surrounding Land Use and Development Character

North: SO, Suburban Office and Institutional District (Offices within Techmart)
East: Washington Township (Rural)
South: OLR, Office, Laboratory, and Research District (Sam & Eulalia Frantz Park and DNV GL Research Offices)
West: ORL, Office, Laboratory, and Research District (Offices for Cardinal Health)

Road, Pedestrian and Bike Network

The site has frontage on three public rights-of-way: 650 feet along Blazer Parkway to the north; 1,100 feet along Frantz Road to the east; and, 700 feet along Rings Road to the south. Both the Blazer Parkway and Rings Road frontages include sidewalk and the Frantz Road frontage has a shared use path.

Utilities

Dublink currently serves the site on all frontages. Public utilities, including sanitary and water are available in the vicinity of the site.

Proposal

Summary

This is a proposal for a final plat for the subdivision of ±24 acres into three lots for existing and future development. The applicant has indicated that Lot 3 may be divided further in the future to provide for separate lots for future buildings. The western lot (Lot 1) is developed with the 'smart' parking lot for the Cardinal Health office building and the City will retain ownership of this lot. The central lot (Lot 2) will be the location of the future public park and also includes the two existing retention ponds for the parking lot and this site.

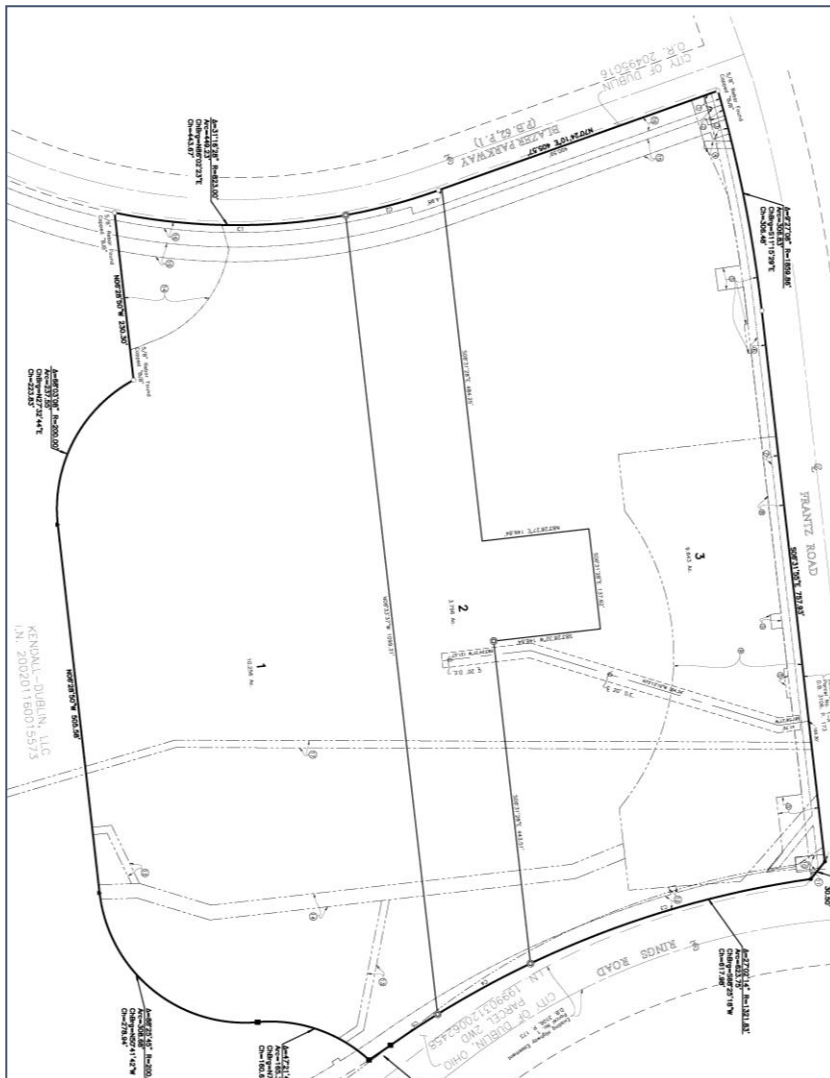
Zoning and Lot Details

Lot 1 is zoned OLR, Office, Laboratory and Research District and is 10.25 acres in size. The western boundary of this lot follows the existing property line.
Lot 2 is 3.8 acres and includes the retention basins installed with the parking lot for the existing office building. Walking paths connecting this lot to Lot 3 are shown on existing conditions sheet. No right-of-way dedication is required as part of this proposal. Lot 2 is part of the Corners PUD and will be subject of a final development plan review by the Commission in the near future.

Lot 3 is 9.6 acres and will accommodate the new “Corners” development that will be reviewed separately from this plat in the future for final site details as part of a final development plan application. The Commission is the required reviewing body for that application. Lot 3 is zoned PUD.

3. Final Plat

The purpose of a final 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 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, the 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. The modification does not affect the street, sidewalk, or bikepath standards for the subdivision.
- 3) Utilities
Criteria Met with Condition. Proposed and existing utilities are shown on the final plat as is a storm sewer easement connecting from the retention basins to an existing catch basin along Frantz Road. In addition, an easement for a retention basin is shown on the plat, in the southeast corner of the site. This pond was removed when the City installed the parking lot and stormwater retention for the office building to the west. However, the easement was never removed. The City will have to coordinate to have the easement vacated prior to allowing buildings in that portion of the site.
- 4) Open Space Requirements
Criteria Met. Open space dedication is not required with this final plat. However, Lot 2 is proposed to be used for a public park of which the City will retain ownership.

5. Recommendation

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 two conditions:

- 1) The applicant ensures that any minor technical adjustments to the plat are made prior to City Council submittal, and;
- 2) That the City coordinate the vacation of the retention easement in the southeast portion of the site.