

## 20-071MPR – 3800 W. DUBLIN GRANVILLE ROAD LANDSCAPING

### Summary

This is a request for review and approval of a Minor Project for landscape modifications for an existing office building/bank located on a 7.1 acres site.

### Site Location

The site is located northeast of the intersection of West Dublin-Granville Road and Dublin Center Drive.

### Zoning

BSD-SCN: Bridge Street District, Sawmill Center Neighborhood

### Property Owners

Dublin 18, LLC.

### Applicant/Representative

Joseph Miller; Vroys, Stater, Seymour, and Pease, LLP.

### Applicable Land Use Regulations

Zoning Code Section 153.066

### Case Manager

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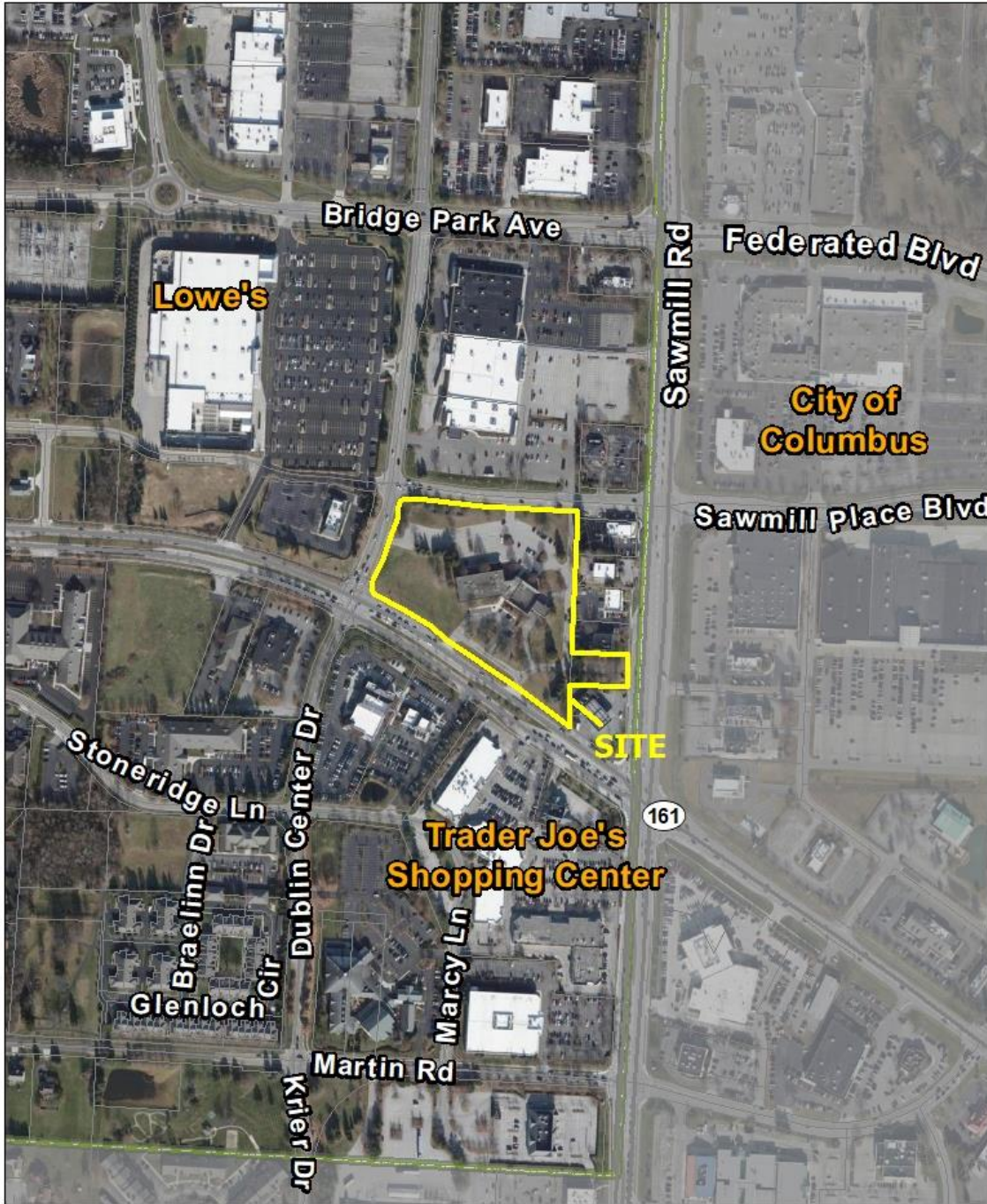
### Next Steps

Upon review and approval from the Administrative Review Team (ART), the applicant may remove trees or file for a tree removal permit, as necessary.

### Zoning Map



# 1. Context Map



 <p>City of Dublin</p>	<p>20-071MPR Minor Project Review 3800 W. Dublin-Granville Road - Landscaping Plan 3800 W. Dublin-Granville Road</p>	<p>0 180 360 Feet</p> 
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## 2. Overview

### Background

The original parking plan for this site was approved for a parking lot expansion, which included guidelines for landscaping islands and peninsulas within the site. The parking plan and landscaping have remained the same since approval.

Previously in 2012, the site was rezoned as part of an area rezoning (Ord. 08-12) from CC, Community Commercial, to BSD-SCN, Bridge Street District – Sawmill Center Neighborhood. The BSD Code and area rezoning permitted pre-existing uses and structures to remain within the district, and provides limited guidance on treatment of existing structures and sites. In this case, the proposed landscaping modifications fall within the limits of a Minor Project, which is approvable by the ART.

### Site Characteristics

#### *Natural Features*

The site is developed and no natural features exist that would be impacted by the proposed sign.

#### *Surrounding Land Use and Development Character*

North: BSD-SCN: Bridge Street District – Sawmill Center Neighborhood (Commercial)

East: BSD-SCN: Bridge Street District – Sawmill Center Neighborhood (Commercial)

South: BSD-O: Bridge Street District – Office (Office)

West: BSD-SCN: Bridge Street District – Sawmill Center Neighborhood (Commercial)

#### *Road, Pedestrian and Bike Network*

The office building has approximately ±760 feet of frontage on W. Dublin-Granville Road with two access points. There are four additional access points, one on the west property line located on Dublin Center Drive, one to the east of the property connecting to Sawmill Road, and the remaining two on the north property line along Banker Drive. A public sidewalk spans the W. Dublin-Granville Road frontage.

#### *Utilities*

The site is served by public utilities, including sanitary and water. Electrical and gas are also provided on site. Proposed landscaping will not impact the existing utilities.

### Proposal

The Minor Project is requested for landscape modifications. Existing building, parking, and pedestrian walkways will not be modified with this application. The application includes the removal of 261 caliper inches of trees to be replaced by 261 caliper inches of trees. Additionally, the proposal includes new street trees, vehicular use area plantings, foundation plantings, and utility screening.

#### *Landscape Details*

The applicant is proposing to remove and replace a number of trees in order to update the overgrown, and to increase site visibility along the W. Dublin Granville Road, Banker Drive, Dublin Center Drive, and Sawmill Road frontages.

The applicant is proposing to remove all 99 trees over six inches in size, or a total of 261 caliper inches, from the property, including several landmark trees. Exemptions identified in the BSD Code from full extent of the tree replacement requirements are used by the applicant; however, a total of 261 caliper inches of tree replacements are proposed to be located on site. For trees not covered under the Code exemptions, the applicant is required to obtain a Tree Removal Permit prior to commencement of work. The applicant has worked with Staff to refine the tree and plant selections. The majority of the new trees are columnar with some broader spreading trees used within parking lot islands and along street frontages. The Code requires replacement trees be at least two caliper inches in size. The applicant intends to plant larger deciduous trees, up to five caliper inches and potentially larger. Staff has expressed concern with the resiliency and long-term viability of larger replacement trees; although notes the applicant has experience with large replacement trees. Should replacement trees decline within five years the applicant is required to replace the trees on an inch for inch basis.

The applicant has coordinated with the City Forester to provide street trees with the proposed site improvements. The application includes six new street trees along the Dublin Center Drive and ten new street trees along the Banker Drive. Additional Street trees will not be added or removed along W. Dublin-Granville Road as trees are considered public trees and are to be maintained by the City of Dublin. The east property line is along a private drive and does not require street trees, as assessed by the City Forester.

With the proposal, vehicular use area landscaping will be updated. New trees are proposed to be planted in pre-existing landscape islands, which were approved in conjunction with a former parking lot expansion. No additional landscape islands or peninsulas will be added to the site. All trees have been centered within islands with the exception of those proposed to be planted around existing light poles in which trees cannot be centered. The applicant is proposing screening around the entire parking lot, south of the building, with an evergreen hedge. Tall columnar evergreen shrubs are proposed to highlight the north entrance and entrances to the building.

Foundation plantings are shown on all sides of the building as required by Code. Evergreen and ornamental shrubs will be used to satisfy this requirement. The applicant is proposing a unique landscape design that calls for a double hedge of evergreen shrubs. This design is similar to other projects implemented by the applicant in Central Ohio. Staff has noted that Taxus and Boxwood shrubs thrive in different conditions. Care to ensure that the Taxus are not overwatered is critical to their health.

With the site improvements, the existing mechanical screening in the northwest corner of the property will be removed and replaced with evergreen shrubs to complement the remainder of the site. Additionally, the transformer and dumpster enclosure will also be contained within planting beds.

### 3. Criteria Analysis

#### *Minor Project Review Analysis [§153.066(J)]*

- 1) The Minor Project is consistent with the Community Plan, and all BSD adopted plans, policies, and regulations.

Criteria Met. The proposal is largely consistent with the Community Plan, and all BSD adopted plans, policies, and regulations. The applicant has worked with Staff to refine the plant selection to more closely align with the intent of the District and meet the requirements of the BSD Code.

- 2) The Minor Project is consistent with the approved Final Development Plan.  
Criteria Met. The Minor Project is consistent with the development plan for the site. The site was developed prior to establishment of the BSD. The landscape design is consistent with the auto-oriented nature of the existing site.
- 3) The Minor Project is consistent with the record established by the Administrative Review Team.  
Criteria Met. The proposal is consistent with the record established by the ART. Landscape modifications meeting all Code requirements are under the review and approval authority of the ART.
- 4) The Minor Project meets all applicable use standards.  
Criteria Met. The proposal meets all applicable use standards.
- 5) The proposed improvements meet all applicable requirements of the BSD Code and respond to the standards of the BSD Design Guidelines.  
Criteria Met with Condition. The proposal meets all applicable Zoning Code requirements. Best practices regarding tree replacements indicate that planting smaller caliper trees often lead to better outcomes as the tree can become established in place versus being transplanted. Given the sizable tree replacements, should any replacement trees decline within five years the applicant should replace those trees on an inch for inch basis.

#### 4. Recommendation

Planning recommends **approval** of the proposed Minor Project with one condition:

- 1) Replacement trees that decline within five years be replaced on an inch for inch basis.