

20-119CP – 4012 W. Dublin-Granville Road

Summary

This is a request for review and approval of a Concept Plan for the construction of a new, 11,000-square-foot, multi-tenant building located in the Bridge Street District, Office District (BSD-O)

Site Location

Northeast of the intersection of David Road and W. Dublin-Granville Road

Zoning

BSD-O, Bridge Street District – Office District

Property Owner

CHY ACQUISITIONS, LLC

Applicant/Representative

Russell Hunter, Crawford Hoying

Applicable Land Use Regulations

Zoning Code Section 153.066

Case Manager

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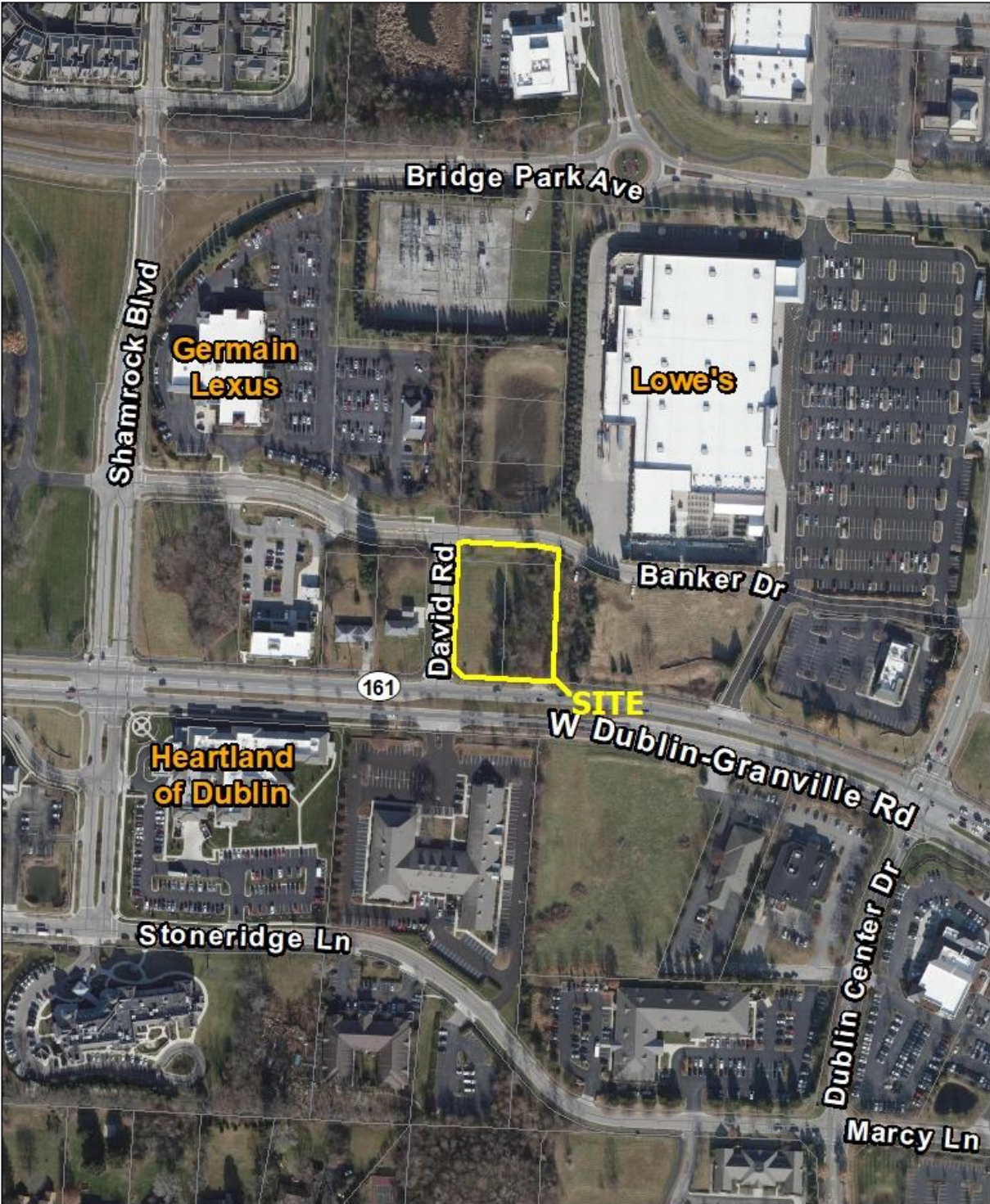
Next Steps



Following approval of the Concept Plan, the applicant may work with Staff to develop a Preliminary Development Plan for submission to the Planning and Zoning Commission.

Zoning Map



1. Context Map



 <p>City of Dublin</p>	<p>20-119CP Concept Plan 4012 West Dublin-Granville Road</p>	<p>0 115 230 Feet</p> 
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2. Overview

Background

The site is located north of W. Dublin-Granville Road, northeast of the intersection with David Road. W. Dublin-Granville Road is a Corridor Connector Street as identified in the Bridge Street District (BSD) – Street Network Map, while David Road and Banker Drive are identified as Neighborhood Streets. A majority of the surrounding properties were developed prior to being rezoned to the Bridge Street District. State Bank, located west of this site, is the closest property to the site that was developed after the implementation of the BSD Code.

Process

The Zoning Code pertaining to the Bridge Street District was revised in Spring of 2019 and became effective on May 8, 2019. The revisions centered on the Review and Approval Process (Chapter 153.066) and eliminated the requirement of a review and recommendation from the Administrative Review Team (ART).

The three-step development process is as follows:

- Step 1 – Concept Plan
- Step 2 – Preliminary Development Plan
- Step 3 – Final Development Plan

Steps 2 and 3 may be combined at the determination of the Planning Director.

Site Characteristics

Natural Features

The site, which is currently vacant, consist of two parcels northeast of the intersection of David Road and W. Dublin-Granville Road. The site is relatively flat and contains a large mature tree stand on the eastern parcel.

Historic and Cultural Facilities

No historic or cultural facilities are present on the site.

Surrounding Zoning and Land Use

North: BSD-O, Office District (Vacant Land)

East: BSD-SCN, Sawmill Center Neighborhood District (Vacant Land)

South: BSD-O, Office District (Office)

West: BSD-O, Office District (Residential/Office)

Road, Pedestrian and Bike Network

The site has frontage on W. Dublin-Granville Road (± 200 feet) to the south, David Road (± 250 feet) to the west and Banker Drive (± 200 feet) to the north. The site has one right-in/right-out vehicular access point in the southeast corner of the site along W. Dublin-Granville Road. There is a shared-use path on the south side of the site. The existing design of David Road and Banker Drive does not include elements typical to the Bridge Street District Neighborhood Street Typology, including sidewalks, street trees, and on-street parallel parking.

Utilities

The site is serviced by public utilities. There is an electric easement that runs along the eastern property line, as well as a gas easement that runs along the southern property line.

Proposal

This is a request for review and approval of a Concept Plan for a new, approximately 11,000-square-foot, multi-tenant building located at the northeast corner of the intersection of David Road and W. Dublin-Granville Road. The site is zoned Bridge Street District – Office District and is undeveloped.

Uses

The applicant is proposing a multi-tenant building to house medical office space and a restaurant. The medical office use is a permitted use in the Bridge Street District, Office District. The proposed restaurant use is permitted, but is limited in size to 5,000 square feet of the gross floor area, or 20 percent of the gross floor area of the ground floor of the principal structure, whichever is smaller, unless otherwise permitted as a conditional use. In this case, the restaurant use requires review and approval of a Conditional Use application due to its proposed size, in comparison with the rest of the building. There are no additional use-specific standards for a medical office use in the Bridge Street District, Office District.

Streets, Lots, and Blocks

The Code provides a hierarchy of requirements for establishing a gridded street network. The proposed site has two identified street types as referenced in the Street Network Map, part of the Thoroughfare Plan:

- Corridor Connector (W. Dublin-Granville Road)
- Neighborhood Streets (David Road and Banker Drive)

Corridor Connectors are often designated as Principal Frontage Streets. Principal Frontage Streets are designated to ensure a continuous, pedestrian-oriented block. Generally, buildings are required to meet an elevated character and quality standard for facades that face Principal Frontage Streets. Additionally, buildings are required to be sited to occupy the build zone at a minimum percent, to create a continuous architectural edge uninterrupted by vehicular curb cuts.

Neighborhood Streets are a series of low to medium capacity street types that are used to connect residential areas and neighborhood-serving commercial uses. Neighborhood streets are far less traveled than Corridor Connectors such as W. Dublin-Granville Road.

The proposal does not impact the dimensions of the existing lot or the existing block, which is bound by W. Dublin-Granville Road, David Road, Banker Drive, and Dublin Center Drive.

Layout

The proposed 11,000-square-foot building is located on the southern portion of the site, primarily along W. Dublin-Granville Road. The applicant is proposing open space at the southwest corner of the building, closest to the intersection of W. Dublin-Granville Road with David Road.

The site has one full-access point from Banker Drive. The existing curb cut in the southeast portion of the site is to be removed. Sidewalk access is proposed to extend along the David Road and Banker Drive frontages, where there are currently no pedestrian facilities.

There is an AEP easement along the eastern property line and a gas easement along the southern property line.

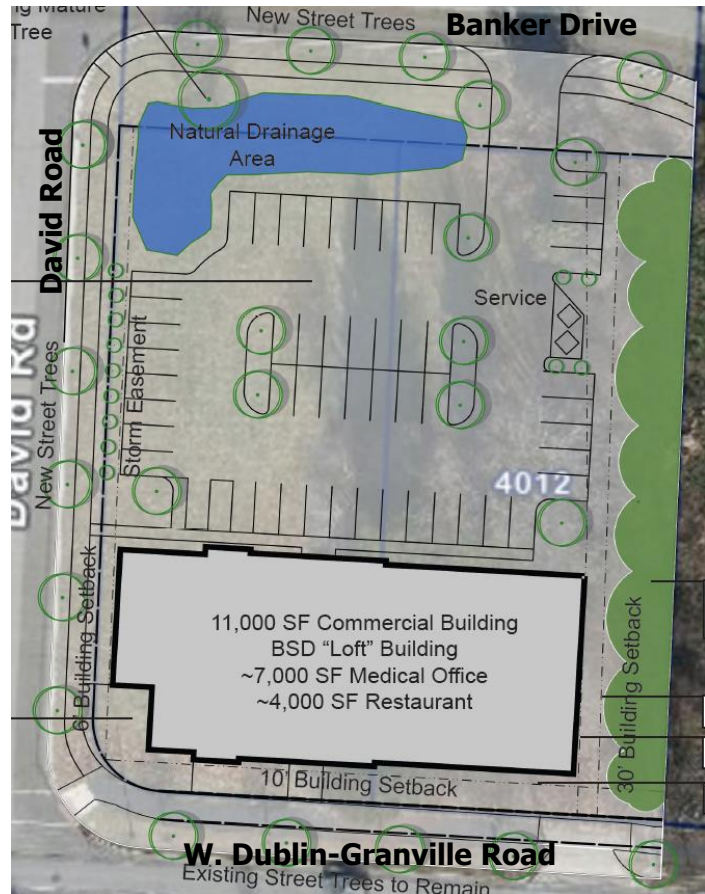
The applicant is proposing an aboveground stormwater management facility for the northern portion of the site, and encroaching into the parcel to the north, the Banker Drive parcel/right-of-way. This type of stormwater management facility is not permitted in the Bridge Street District. Staff recommends that the applicant continue to work with Planning and Engineering Staff on appropriate stormwater management facilities, as to ensure compliance with Code. Staff also recommends that the applicant continue coordinating with Staff to provide a street wall with landscaping along David Road, as required for off-street parking within 20 feet of the right-of-way.

Parking

The Bridge Street District Zoning Code requires that medical office uses provide 2.5 parking spaces per 1,000 square feet of building square footage and 10 parking spaces per 1,000 square feet of restaurant space. The maximum permitted parking amount is 125 percent of the minimum required. The proposed building will require a minimum of 58 parking spaces. The applicant is currently proposing 53 parking spaces, which does not meet Code. A Parking Plan will be required with the Preliminary Development Plan, should the applicant pursue the requested number of parking spaces. However, there may be an opportunity for the applicant to take advantage of the area which is now shown as a natural drainage area on the plans. Staff is recommending that the applicant continue to work with Staff on addressing the parking shortage on the site.

Building Type

The BSD Code emphasizes building form while encouraging a mix of uses across a single zoning district. The Code permits specific building types for each zoning district. The applicant



proposes a Loft Building Type, a permitted Building Type in the BSD-Office zoning district. With the Preliminary Development Plan, the applicant will need to provide a full analysis of the Code provisions, ensuring Code compliance or that the appropriate Waivers are requested.

The Loft Building Type is required to be located within 0 to 15 feet from the front property line and within 0 to 15 feet from a corner property line. Additionally, a minimum of 75 percent of the front property line must be occupied by the building footprint. Portions of the RBZ not occupied by the building must be occupied by landscape, streetscape, or patio treatments as appropriate to the proposed use. As part of the Preliminary Development Plan, the applicant will be required to provide more details on the location of the proposed building in relation to the RBZ.

Per Code, buildings are required to meet the minimum number of stories for the associated Building Type within the RBZ and covering the Front Property Line for the minimum distance. The minimum number of stories required for Loft buildings is two. The applicant is proposing a primarily single-story building, with a portion of the building consisting of a two-story tower element, as well as a second story rooftop patio. While the majority of the building is proposed at one story, the single-story portion consist of floor heights which are significantly taller than is typical, giving the shorter portion the appearance of a 1.5-2 story building. As part of the Preliminary Development Plan, the applicant should continue to work with Staff to ensure the intent of the BSD Code is met with regard to minimum building height requirements.

Architecture

The applicant has provided character images for the intended architecture of the building. The images consist of a variety of materials including wood, stone, masonry and metal paneling. The buildings are contemporary in design, utilizing significant glazing across the facades. Loft buildings require a minimum of 80 percent primary building materials per facade. It is unclear whether the applicant is meeting this requirement on all facades given the level of detail provided. Staff is recommending that the applicant provide a full analysis of the proposed building type with the Preliminary Development Plan.

Open Space

The intent of the Open Space Type requirements is to ensure a variety of functional, well-designed open spaces carefully distributed throughout the Bridge Street District, located and planned to enhance the quality of life for residents, businesses, and visitors. Zoning Code states that one-square-foot of publicly accessible open space is required for every 50 square feet of gross floor area of the proposed commercial building. Based on the building size, a minimum of 220 square feet of open space is required for the proposed building. The applicant is proposing an approximately 900-square-foot open area at the southwest corner of the building. The applicant did not provide specific details for the proposed open space area, but did provide emulator images. These include seating areas and landscape beds using a variety of materials and plantings. Additional details will be required to determine if this space meets the Open Space Type requirements listed in the Bridge Street District Code.

Stormwater and Utilities

The applicant has not provided any significant stormwater or utility information with the Concept Plan as it is not a required item at this stage in the process. As part of the Preliminary Development Plan, the applicant will need to continue to work with Planning and Engineering

Staff on determining an appropriate stormwater management plan, as to ensure compliance with Code.

3. Criteria

Concept Plan – 153.066(E)

- 1) The Concept Plan is consistent with the applicable policy guidance of the Community Plan, BSD Special Area Plan, and other applicable City plans and policies.
Criteria Met with Conditions. The proposed Concept Plan is largely consistent with the BSD Special Area plan. Staff recommends that the applicant continue to work with Staff on providing a building type analysis with the Preliminary Development Plan.
- 2) The Concept Plan conforms to the applicable requirements of the BSD Code.
Criteria Met with Conditions. The applicant is required to provide a complete Code analysis of the proposed building type with the Preliminary Development Plan. The applicant will also need to continue to work with Staff on a stormwater management plan for the site.
- 3) The Lots and Blocks, supporting the street and pedestrian network, and internal circulation provide coherent development pattern that conforms to Lots and Blocks, Street Types, and Site Development Standards.
Criteria Met. The proposal does not influence the existing street network, lot size, or block size.
- 4) The proposed land uses allow for appropriate integration into the community, consistent with the adopted plans and align with Uses identified in the Code.
Criteria Met with Conditions. The proposed land use is a Medical Office facility, which is a permitted use within the BSD-Office District. The applicant will be required to submit a Conditional Use application for the proposed Restaurant, as it is larger than permitted by Code.
- 5) The conceptual building is appropriately sited and scaled to create a cohesive development character, completes the surrounding environment, and conforms with the Building Types identified in the Code.
Criteria Met with Conditions. The proposed layout for the building is impacted by existing easements on the site. The applicant is proposing a largely single-story building where a minimum of two stories is required. The applicant should continue to work with staff to finalize the building type analysis for the Preliminary Development Plan.
- 6) The conceptual design of open spaces, including location and relationship to surrounding buildings, provides meaningful gathering spaces for the benefit of the development and community.
Criteria Met with Conditions. The proposed site layout establishes an approximately 900-square-foot public open space at the southwest corner of the building. The applicant should continue to work with Planning Staff to finalize the details of this open space to meet the requirements listed in the Bridge Street District Code.
- 7) The Concept Plan allows for the connection and expansion of public or private infrastructure and the continued provision of City services.
Criteria Met. The site will be serviced by City services. The applicant is providing improvements to public infrastructure by providing new sidewalks along David Road and Banker Drive, and by improving existing access points and internal circulation for the best possible site layout.
- 8) The development concept conforms with the Neighborhood Standards, as applicable.

Not Applicable. This site is not located in an area with additional Neighborhood Standards.

4. Recommendation

Planning recommends **approval** of the Concept Plan with 6 Conditions:

- 1) The applicant continue to work with Planning and Engineering Staff on appropriate stormwater management facilities, as to ensure compliance with Code;
- 2) The applicant continue coordinating with Staff to provide a street wall with landscaping along David Road, as required for off-street parking within 20 feet of the right-of-way;
- 3) The applicant continue to work with Staff on addressing the parking shortage on the site;
- 4) The applicant continue to work with Staff to ensure the intent of the BSD Code is met with regards to minimum building height requirements;
- 5) The applicant continue to work with Planning Staff to finalize the details of the open space to meet the requirements of the Bridge Street District Code; and,
- 6) The applicant continue to work with Staff to finalize the building type analysis prior to the submission for the Preliminary Development Plan.