

## 21-020Z – 6077 AND 6101 AVERY ROAD

### Summary

Rezoning of two parcels, 6077 and 6101 Avery Road, from SO, Suburban Office and Institutional District and from NC, Neighborhood Commercial District (Washington Township) to TF, Technology Flex District.

### Site Location

West of Avery Road and south of the intersection with Irelan Place.

### Zoning

6077 Avery Road – NC, Neighborhood Commercial District (Washington Township)

6101 Avery Road – SO, Suburban Office and Institutional District

### Property Owner

City of Dublin

### Applicant/Representative

Dana L. McDaniel, City Manager

### Applicable Land Use Regulations

Zoning Code Sections 153.232 and 153.234

### Case Manager

Nichole M. Martin, AICP

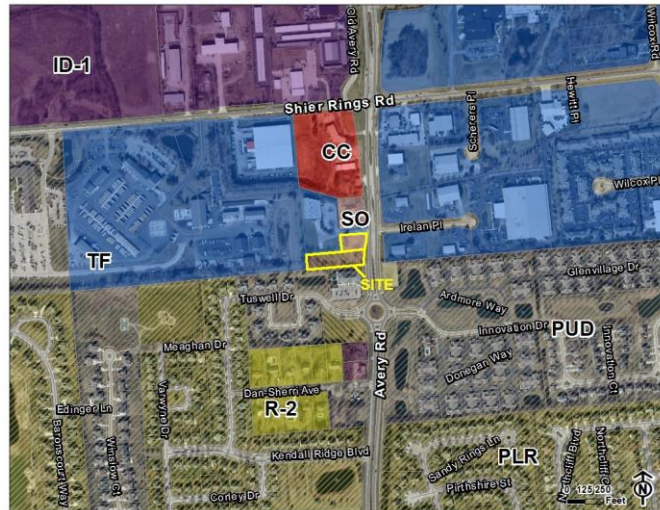
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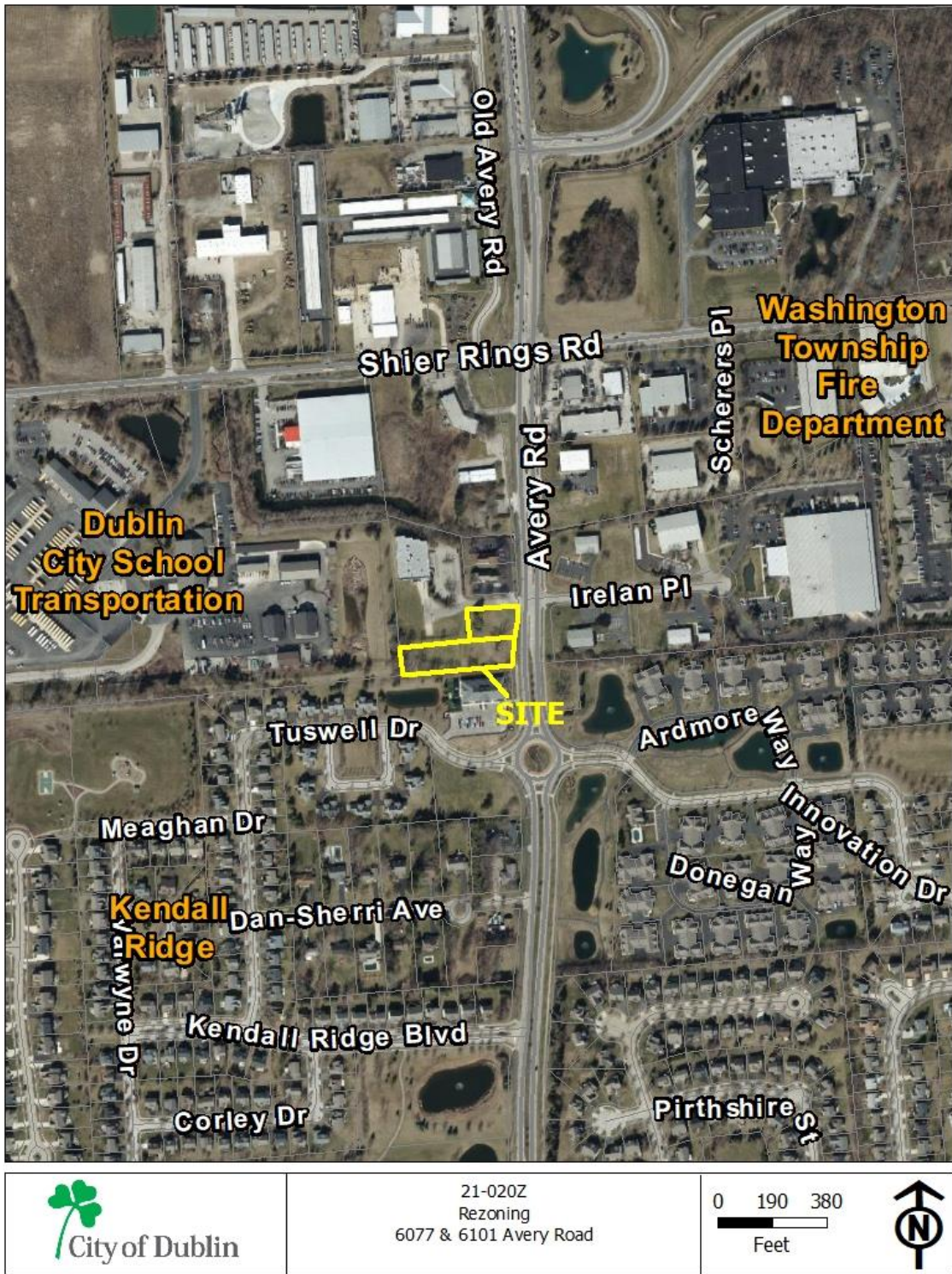
### Next Steps

Upon a recommendation of approval from the Planning and Zoning Commission, the request will be forwarded to City Council for their consideration.

### Zoning Map



## 1. Context Map



## 2. Overview

### Background

Two parcels, 6077 and 6101 Avery Road, which are respectively approximately .90-acre and .43-acre in size, are proposed to be rezoned to align with the established surrounding TF, Technology Flex District zoning. Presently, both parcels are owned by the City of Dublin. In conjunction with the rezoning a portion of each parcel, totaling .05-acre, will be dedicated as additional Avery Road right-of-way.

### Site Characteristics

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

North: TF, Technology Flex District (Office/Warehouse)

East: TF, Technology Flex District (Office)

South: PUD, Kendall Ridge Daycare (Daycare)

West: TF, Technology Flex District (Office/Warehouse)

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

Combined, the parcels have approximately 200 feet of frontage along Avery Road. Access is provided via a drive to the north. Separate from this application, a shared-access easement will be established to provide vehicular access to 6101 Avery Road, and a cross-access easement will be established to provide vehicular access to 6077 Avery Road. A shared-use path extends along the frontage of the site.

### Process

Zoning Code Section 153.232(B)(2) charges the Planning and Zoning Commission with making recommendations to City Council on amendments to the Zoning Map, which is the purpose of a rezoning. The proposed amendment will be forwarded to City Council for their consideration as an Ordinance.

### Proposal

Rezoning two parcels to the TF, Technology Flex District to align with established surrounding zoning. The intent of the TF District is to provide a broad range of research, office, laboratory, and clean manufacturing uses that support the diversity of Dublin's employment base. A list of permitted and conditional uses as well as the development standards within the TF District are provided as reference for the Commission's consideration.

#### *Community Plan*

The Community Plan is a key policy document adopted by City Council to guide decision-making for the future of Dublin's natural and built environments. The Community Plan includes Future Land Use (FLU) recommendations, which should be considered when a rezoning is under consideration. The site has two FLU recommendations: 6077 Avery Road is recommended Neighborhood Office/Institutional and 6101 Avery Road is recommended Parks/Open Space. The TF district generally aligns with recommended development character of Neighborhood Office/Institutional. While Parks/Open Space is recommended for the northern parcel, given the existing development character of the area and other City park facilities nearby including Kendall Ridge Park and Ballantrae Community Park, it is not intended for use as parkland by the City.

The Community Plan also includes the Thoroughfare Plan and Special Area Plans. The Thoroughfare Plan identifies functional street classifications, future roadway connections, and planned right-of-way widths. Avery Road is designated a Major Arterial. The recommended right-of-way width for Avery Road is 124 feet. Executed separate from the rezoning, additional right-of-way will be dedicated to the City in accordance with the Thoroughfare Plan recommendations. The site falls within the Avery Road Corridor Special Area Plan, which strives to create a “cohesive corridor” through coordinated development standards. The proposed rezoning supports to this goal.

### 3. Criteria Analysis

#### *Standard District Rezoning §153.232 and §153.234*

- 1) The proposal is consistent with the intent of all applicable regulations, plans, and policies including the Future Land Use recommendation.  
Criteria Met. The proposal is largely consistent with the FLU plan. While rezoning 6101 Avery Road deviates from the recommendations, the general intent for orderly development of the Avery Road Corridor is met. Given the existing development character of the area and other City park facilities nearby including Kendall Ridge Park and Ballantrae Community Park the parcel is not intended for use as parkland by the City.
- 2) The proposal is consistent with the intent of all applicable regulations, plans, and policies including the Thoroughfare Plan recommendation.  
Criteria Met. The proposal is consistent with the Thoroughfare Plan recommendations. With a rezoning additional right-of-way cannot be dedicated; however, in coordination with the Law Director’s Office, additional Avery Road right-of-way will be dedicated and shared/cross-access easements will be established through alternate mechanism.
- 3) The proposal is consistent with the intent of all applicable regulations, plans, and policies including the Special Area Plan recommendation.  
Criteria Met. The site is identified within the Avery Road Corridor Special Area Plan. The primary planning goal identified is “to establish a cohesive corridor appearance in this transitional redevelopment area”. Application of a consistent zoning district across these parcels fulfills the intent of the planning goal identified in the Special Area Plan.

### 4. Recommendation

The proposed **Rezoning** is consistent with the intent all applicable regulations, plans, and policies. Planning recommends the Planning and Zoning Commission make a **recommendation of approval** to City Council.