

21-061INF – FLEX-INDUSTRIAL BUILDING

Summary

Request for informal review and non-binding feedback for construction of an approximately 140,000-square-foot flex/industrial building located on a 9.34-acre site within the West Innovation District.

Site Location

Southwest of the intersection of Crosby Court and Dublin Plain City Road.

Zoning

ID-3: Research Assembly District

Property Owner

City of Dublin

Applicant/Representative

Dana L. McDaniel, City Manager, City of Dublin

Applicable Land Use Regulations

Zoning Code Section 153.042

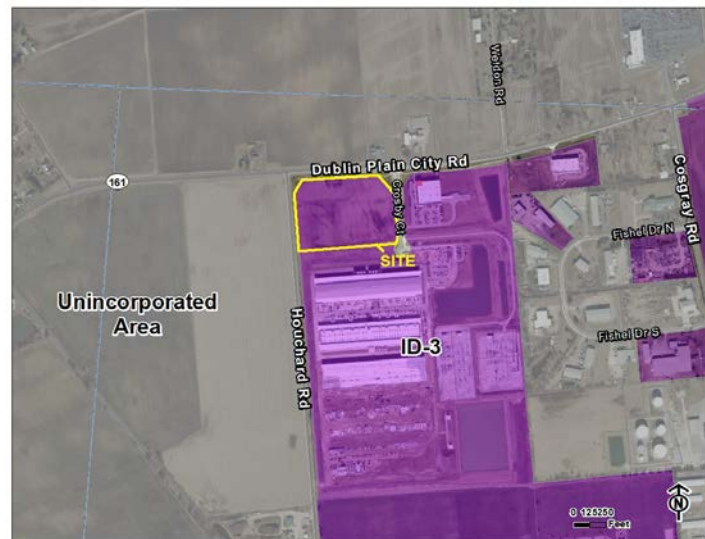
Case Manager

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Next Steps



Upon review and feedback of the Informal Review, the applicant may pursue either a Site Plan application or a Development Plan application reviewed by either the Administrative Review Team (ART) or the Planning and Zoning Commission (PZC), respectively.

Zoning Map



1. Context Map



 <p>City of Dublin</p>	<p>21-061INF Informal Review Flex-Industrial Building 6777 Crosby Court</p>	<p>0 310 620 Feet</p> 
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2. Overview

Background

6777 Crosby Court is located on the western boundary of the City of Dublin within the West Innovation District (WID). The site is north of VA Data, which is developed with four data center buildings, and west of Command Alkon an office/warehouse building. The WID is a Special Area Plan with zoning requirements that establish four distinct zoning districts intended to implement the City's vision and goals in creating the Economic Advancement Zone (EAZ) as a critical component of the Central Ohio Innovation Corridor. The site is owned by the City of Dublin and is currently vacant. This applicant is a joint application between the City of Dublin and VanTrust Real Estate, who would develop the site in partnership with the City.

Site Characteristics

Natural Features

The site is currently vacant with minimal vegetation on the northern portion of the site.

Surrounding Land Use and Development Character

North: Unincorporated Area (Jerome Township)

South: ID-3: Research Assembly District (Industrial)

East: ID-3: Research Assembly District (Industrial)

West: Unincorporated Area (Washington Township)

Road, Pedestrian and Bike Network

The site has frontage on Houchard Road (± 550 feet), Dublin-Plain City Road/SR 161 (± 600 feet), and Crosby Court (± 400 feet). Vehicular access will be provided from Crosby Court to the east, as there is a platted "No Vehicular Access" zone that extends along Houchard Road, Dublin-Plain City Road/SR 161, and a portion of Crosby Road. Pedestrian access is currently provided along Dublin-Plain City Road/SR 161 to the north and Crosby Court to the east. The development of this site would require the extension of the multi-use path along Houchard Road to the west.

Utilities

The site is served by public utilities. Coordination with the City of Dublin, City of Columbus and Washington Township Fire is necessary should the application move forward.

Process

The West Innovation District (WID) is similar to the Bridge Street District in that it was implemented to allow for flexibility in design and to expedite review procedures within a specific area of the City.

Applications within the WID that meet the requirements listed in Zoning Code Sections 153.036 – 153.042 are eligible for review and approval by the Administrative Review Team (ART).

Additionally, the ART has the ability to approve Administrative Departures, which are procedures that allow flexibility necessary to adapt to permit minor deviation from the Zoning Code to address unusual conditions, both known and unforeseen, under circumstances that do not alter the permitted uses. Administrative Departures operate similar to Waiver requests in the Bridge Street District and can range from adjusted building setbacks to a change in permissible building materials. In the event that an application varies from the requirements of

the Code or is denied approval of an Administrative Departure, applications would be reviewed and determined by the Planning and Zoning Commission (PZC).

Following the Informal Review recommendations and feedback, the applicant may submit a Development Plan application that meets the requirements of the WID Code to be reviewed by the ART, or may submit a Site Plan application that does not meet the requirements of the WID Code to be reviewed by the PZC.

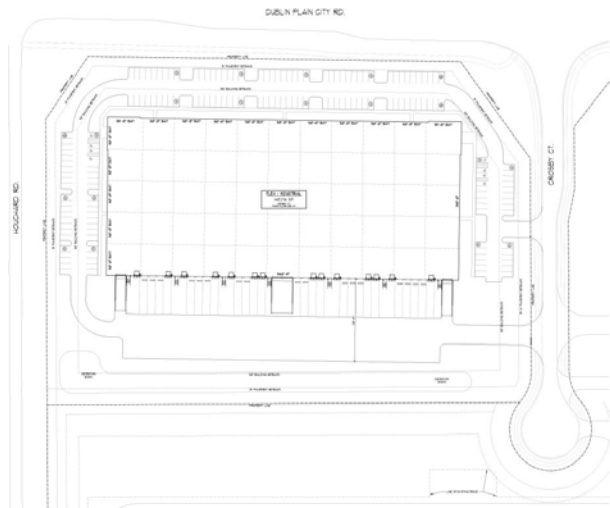
Proposal

This is a request for informal review and non-binding feedback for the construction of an approximately 140,000-square-foot multi-tenant flex/industrial building with 163 parking spaces and associated site improvements located on a 9.34-acre site.

The applicant is seeking feedback on the proposed site layout, which includes an increased amount of parking and parking located forward of the structure, both of which would require approval of a Site Plan application through the PZC as it deviated from the Code. Given the conceptual nature of the application, information regarding the building design is not provided at this stage, but will be required with a future development application.

Site Layout

The proposed building is centrally located on the site, with two vehicular access points located along Crosby Court. The northernmost access point provides vehicular access to the employee/visitor parking lots and the southernmost access point provides vehicular access to loading docks on the south side of the building. Vehicular access to the site is only permitted along Crosby Court, as access is prohibited along Houchard Road and Dublin Plain City Road/SR 161 by the recorded plat. The applicant will be required to confirm that the proposed access points are outside the "No Vehicular Access" zone. Additionally, the applicant should align the southern access drive with the existing access drive to the east of the site.



The site plan depicts parking along the north, west, and east sides of the building, with several loading docks to the south of the building. The WID Code requires all parking, except for visitor parking, to be located along the side or rear of the structure. The site has three street frontages, with a side yard to the south of the building. The multiple street frontages create a challenge in locating parking on the site that meets zoning requirements. An Administrative Departure or Site Plan approval would be required to allow for parking forward of the structure. Parking may be able to be consolidated along fewer street frontages.

Lot Requirements

Within the WID zoning district, building and pavement setback requirements are based on street frontage types and building heights. The site fronts three roads: Houchard Road (arterial), Dublin Plain City Road/SR 161 (arterial), and Crosby Court (local). Arterial roads require a 50-foot building setback, while local roads require a 30-foot building setback. Parking lots are permitted to extend into the required building setback a distance not more than 40 percent of the building setback, shown in the table below.

Currently, the parking provided on the north and west sides of the building do not meet the required 30-foot pavement setback. An Administrative Departure or Site Plan approval would be required to allow for a decreased pavement setback. Since the height of the proposed building has not been determined, the south building/pavement setbacks are not provided and will be required to be verified with a future application for the site.

Lot Requirements - Setbacks				
	Building (Feet)		Pavement (Feet)	
	<i>Required</i>	<i>Proposed</i>	<i>Required</i>	<i>Proposed</i>
North (front)	50	Met	30	Not Met
East (front)	30	Met	18	Met
South (side)	N/A	N/A	N/A	N/A
West (front)	50	Met	30	Not Met
Lot Size and Coverage				
	<i>Required</i>	<i>Proposed</i>		
Size	3 acre minimum	Met: 9.34 acres		
Coverage	70% maximum	Met: 67.6%		

Parking Requirements

The flex/industrial building is proposed to contain both general office and warehouse uses. Although the amount of space dedicated to each use could be adjusted with the final project design, the applicant is proposing that approximately 130,000 square feet of warehousing and approximately 10,300 square feet of office. As proposed, the building requires 26 parking spaces for warehousing (1 space per 5,000 square feet) and 30 parking spaces for office (1 space per 350 square feet), which is a total of 56 parking spaces. The applicant is proposing 163 parking spaces on the site, with an additional approximately 30 loading docks to the south of the building. The WID Code requires that parking counts match exactly what is required by the Code, unless a Parking Alignment or Site Plan is approved by the required reviewing body. The applicant has expressed that this is a speculative building with no end users currently contracted for this site. The increased parking count is necessary to effectively market the building and to maximize the economic development potential of the site.

Stormwater Management

One linear retention basin is provided along the southern property line of the site. The orientation of the pond is conceptual and will need to be modified to meet the needs of the site and to meet the requirements of the City Stormwater regulations.

3. Discussion Questions

- 1) Is the Commission supportive of the proposed site layout including parking locations forward of the building and stormwater management basin configuration?**

Parking for this site is required to be located to the side or rear of the building. However, the site fronts three streets, limiting the parking locations on the site. Staff has concerns about parking along the Houchard Road frontage, as this street has operated as the main frontage for the VA Data buildings south of this site. The Commission is asked to consider the unique location of the site when considering the proposed parking layout of the site. The stormwater management basin is proposed to be linear in shape providing separation from the property to south. The basin is intended to be functional in nature although does not act as a feature of the site.

- 2) Does the Commission support a Parking Adjustment to permit 163 parking spaces where 56 are required?**

The applicant is proposing 163 parking spaces to effectively market this project toward the companies envisioned for the ID-3 zoning district and to maximize the economic development potential of this City-owned property. The Commission is asked to consider the significant increase in parking spaces based on the information provided by the applicant.

- 3) Is the Commission supportive of a 15-foot front pavement setback along Houchard Road and Dublin Plain City Road?**

The applicant is providing a 15-foot pavement setback where a 30-foot pavement setback is required along Houchard Road and Dublin Plain City Road/SR 161. Neither VA Data nor Command Alkon have parking forward of the structure. These buildings are setback approximately 110 feet and 64 feet from the property line, respectively. The 15-foot setback allows for double loaded parking lots around all sides of the proposed building. This Administrative Departure would need to be approved to permit parking located forward of the structure.

4. Recommendation

Planning recommends the Commission provide informal review and feedback on the proposed application.

- 1) Is the Commission supportive of the proposed site layout including parking locations forward of the building and stormwater management basin configuration?
- 2) Does the Commission support a Parking Adjustment to allow for 163 parking spaces where 56 are required?
- 3) Is the Commission supportive of a 15-foot front pavement setback along Houchard Road and Dublin Plain City Road?
- 4) Any other considerations by the Commission.