

DAVID ROAD OFFICE BUILDING
INFORMAL REVIEW APPLICATION – PROJECT SUMMARY

The applicant, Quiet Holdings LLC, has acquired two parcels of real property located to the north of and adjacent to West Dublin-Granville Road, to the west of and adjacent to David Road, and to the south of Banker Drive within the City's Bridge Street District. The proposed project also includes a small sliver of property that intervenes between the applicant's property and Banker Drive, which is owned by State Bank and Trust ("State Bank"). State Bank has agreed to convey this sliver of property to the applicant upon the approval of all necessary development plans by the City. State Bank owns a developed site to the west of the applicant's property which contains a bank.

This proposal is to construct a +/-20,000-square foot speculative office building in substantial conformance with the Bridge Street District Code and related City plans. The proposed building is proposed to have front along and will be placed near to the West Dublin-Granville Road right-of-way and also is located in close proximity to the David Road right-of-way. Surface parking will be located behind the building. An existing vehicular access point on West Dublin-Granville Road will be eliminated, with access to and from the site to be provided from David Road and Banker Drive. If approved, this proposal will allow for the demolition of two older homes that do not match the character of the surrounding area and do not meet the City's vision for the Bridge Street Corridor.

With this informal review application, the applicant seeks feedback from the Planning Commission on the following:

- 1) Does the plan as presented substantially meet the intent for development in this area under its present zoning?
- 2) Is the Planning Commission supportive of the initial architectural design of the building such that the applicant should continue to further this design for the next stage in the review process?
- 3) Are there any particular aspects of the proposed site plan to which the applicant should pay particular attention to when it brings a preliminary development plan application to the Planning Commission?