

21-025PP/21-026FP – 3800 W. DUBLIN-GRANVILLE ROAD

Summary

Resubdivision of a 6.69-acre parcel located within the Dublin City Center Subdivision into two parcels 1.58 acres and 5.11 acres in size.

Site Location

Northeast of the intersection of West Dublin Granville Road and Dublin Center Drive.

Zoning

BSD-SCN: Bridge Street District – Sawmill Center Neighborhood

Property Owner

Dublin 18, LLC.

Applicant/Representative

Aaron Underhill, Underhill & Hodge

Applicable Land Use Regulations

Subdivision Regulations, Chapter 152

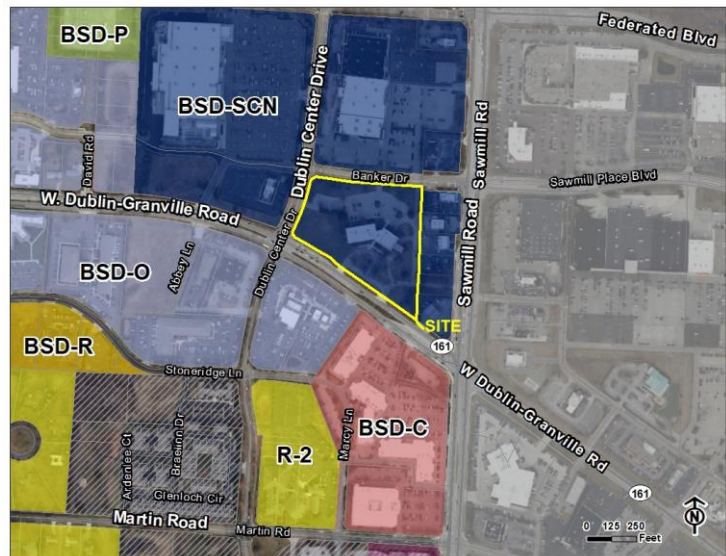
Case Manager

Nichole M. Martin, AICP, Senior Planner
(614) 410-4635
nmartin@dublin.oh.us

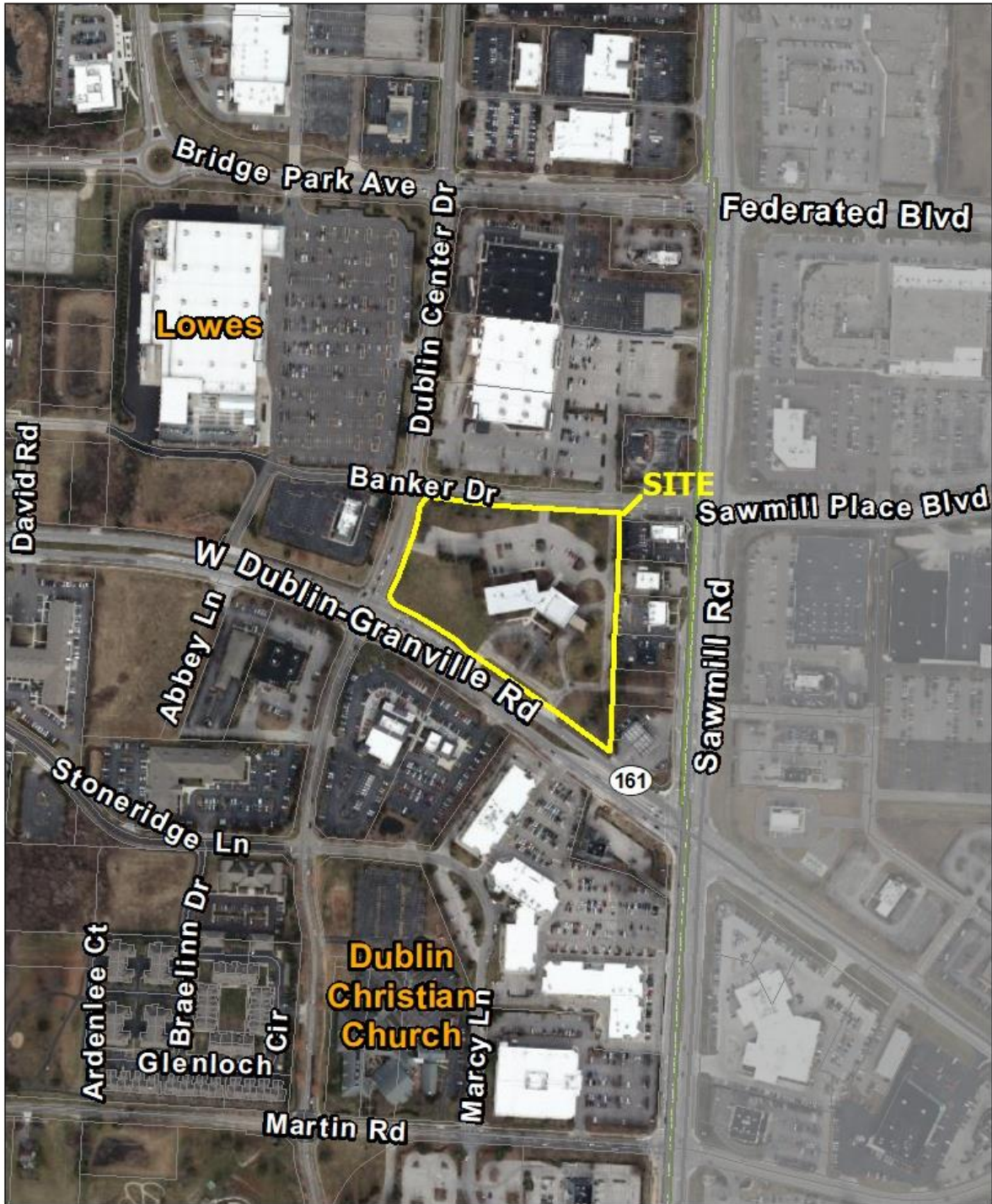
Next Steps

Upon review and a recommendation of approval from the Planning and Zoning Commission (PZC), the Preliminary and Final Plats will be forward to City Council for acceptance and subsequently will be recorded with Franklin County.

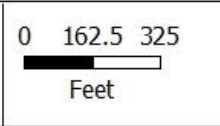
Zoning Map



1. Context Map



21-025PP / 21-026FP
Preliminary Plat / Final Plat
Dublin 18 Subdivision
3800 W. Dublin Granville Road



2. Overview

Resubdivision of Reserve A of a portion of Dublin City Center to facilitate additional development under the provisions of the Bridge Street District (BSD) Zoning Code.

Case History

In March 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.

In January 2013, the Administrative Review Team (ART) approved a Minor Review Project for the replacement of two wall signs and two ground signs for the existing office building and bank (5/3 Bank).

In July 2020, the ART approved a Minor Project Review for a landscape plan for the existing office building and bank with conditions of approval.

Process

The Planning and Zoning Commission makes recommendations to City Council on both Preliminary and Final Plat applications.

Preliminary Plat

The Preliminary Plat application is the first step in creating a subdivision, involving the preliminary layout of lots, public streets, and other associated facilities.

Final Plat

A Final Plat is a refinement of the Preliminary Plat and represents the final configuration of lots within a subdivision including establishing public rights-of-way and necessary easements.

Site Characteristics

Natural Features

The site is relatively flat and largely developed with a 30,000-square-foot office building and parking lot. The site includes landscape area with several mature trees and open lawn.

Surrounding Zoning and Land Use

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

East: City of Columbus

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

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

Road, Pedestrian and Bike Network

The site has frontage on three sides, W. Dublin Granville Road (± 760 feet), Dublin Center Drive (± 307 feet), and Banker Drive (± 546 feet). There is one vehicular access point on Banker Drive, one vehicular access point on Dublin Center Drive, and two vehicular access points on W. Dublin Granville Road. Pedestrian and bicycle access is provided via a shared use path along W. Dublin Granville Road. There is no pedestrian or bicycle access internal to the site.

Proposal

The preliminary and final plats establishes two new lots (Lots 1 and 2) and utility easements as well as an ingress/egress easement. In detail:

Lot 1 is a 1.578-acres parcel. The parcel is bounded by three existing public rights-of-way: W. Dublin-Granville Road (south), Dublin Center Drive (west), and Banker Drive (north). One dedicated vehicular access point is provided along Dublin Center Drive. The final plat memorializes existing 40-foot ingress/egress (cross-access) easement between Lots 1 and 2, which provides Lot 1 access to W. Dublin-Granville Road. Additionally, a utility easement is established in the northwest corner of the site. The plat restricts any future vehicular access along W. Dublin-Granville Road.

Lot 2 is a 5.112-acre parcel. The parcel is bounded by two existing public rights-of-way: W. Dublin-Granville Road (south and Banker Drive (north). Lot 1 is located to the west and existing commercial parcels are located to the east. Four dedicated vehicular access points are provided: two along W. Dublin-Granville Road and two along Banker Drive. The configuration of the existing parking lot provides access between Lots 1 and 2 from Dublin Center Drive to Banker Drive. Prior City Council review, to the satisfaction of the City Engineer, the applicant should update the preliminary and final plats to establish a cross-access easement between Lots 1 and 2 to the rear of the existing structure to accommodate internal site circulation. Prior to City Council, Staff is willing to work with the applicant to consider plat language/options to facilitate future development without replatting including extinguishing the ingress/egress easement as not to restrict the location of buildings, parking lots, and open space. The final plat memorializes existing ingress/egress (cross-access) easement between Lots 1 and 2. Additionally, a utility easements for sanitary and electric are memorialized and established, respectively. The plat restricts any future vehicular access along W. Dublin-Granville Road except as expressly indicated on the plat.

The Commission is asked to make a recommendation to City Council on the acceptance of the preliminary and final plats. With conditions, the plat conforms to the requirements of the BSD Code and Subdivision regulations as well as the Street Network Map adopted by City Council.

3. Criteria

Preliminary Plat

1) *Plat Information and Construction Requirements*

Criteria Met with Condition. The proposal is consistent with the requirements of the Subdivision Regulations. The applicant should work with Staff to make any technical adjustments prior to City Council review.

2) *Lots, Street, Sidewalk, and Bike path Standards*

Criteria Met with Condition. This proposal is consistent with the lot, street, sidewalk, and bikepath standards of the Subdivision Regulations and the BSD with condition. Prior City Council review, to the satisfaction of the City Engineer, the applicant should update the preliminary plat to establish a cross-access easement between Lots 1 and 2 to the rear of the existing structure to accommodate internal site circulation.

3) *Utilities*

Criteria Met. Proposed and existing utility easements are shown on the Preliminary Plat.

4) *Open Space Requirements*

Criteria Met. Within the BSD, publically accessible open spaces designations is required through the specific requirement defined in the Zoning Code and not those within the Subdivision regulations. Future development in accordance with the BSD Code will be required to provide publically accessible open space.

Final Plat

1) *Plat Information and Construction Requirements*

Criteria Met with Condition. The proposal is consistent with the requirements of the Subdivision Regulations. The applicant should work with Staff to make any technical adjustments prior to City Council review.

2) *Lots, Street, Sidewalk, and Bike path Standards*

Criteria Met with Condition. This proposal is consistent with the lot, street, sidewalk, and bikepath standards of the Subdivision Regulations and the BSD with condition. Prior City Council review, to the satisfaction of the City Engineer, the applicant should update the final plat to establish a cross-access easement between Lots 1 and 2 to the rear of the existing structure to accommodate internal site circulation.

3) *Utilities*

Criteria Met. Proposed and existing utility easements are shown on the Final Plat.

4) *Open Space Requirements*

Criteria Met. Within the BSD, publically accessible open spaces designations is required through the specific requirement defined in the Zoning Code and not those within the Subdivision regulations. Future development in accordance with the BSD Code will be required to provide publically accessible open space.

4. Recommendations

Preliminary Plat

Planning recommends the Planning and Zoning Commission make a recommendation of **approval** to City Council with conditions:

- 1) Prior City Council review, to the satisfaction of the City Engineer, the applicant update the preliminary plat to establish a cross-access easement between Lots 1 and 2 to the rear of the existing structure to accommodate internal site circulation.
- 2) The applicant make any minor technical adjustments to the plat prior to submission for acceptance to City Council.

Final Plat

Planning recommends the Planning and Zoning Commission make a recommendation of **approval** to City Council with conditions:

- 1) Prior City Council review, to the satisfaction of the City Engineer, the applicant update the final plat to establish a cross-access easement between Lots 1 and 2 to the rear of the existing structure to accommodate internal site circulation.

- 2) The applicant make any minor technical adjustments to the plat prior to submission for acceptance to City Council.