



21-101Z – WRIGHT WAY CORPORATE PARK REZONING

Summary

Rezoning of one future parcel on Wright Way, from R-1, Restricted Suburban Residential to SO, Suburban Office and Institutional.

Site Location

Northeast corner of Riverside Drive and Emerald Parkway.

Zoning

R-1, Restricted Suburban Residential District

Proposed Zoning

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

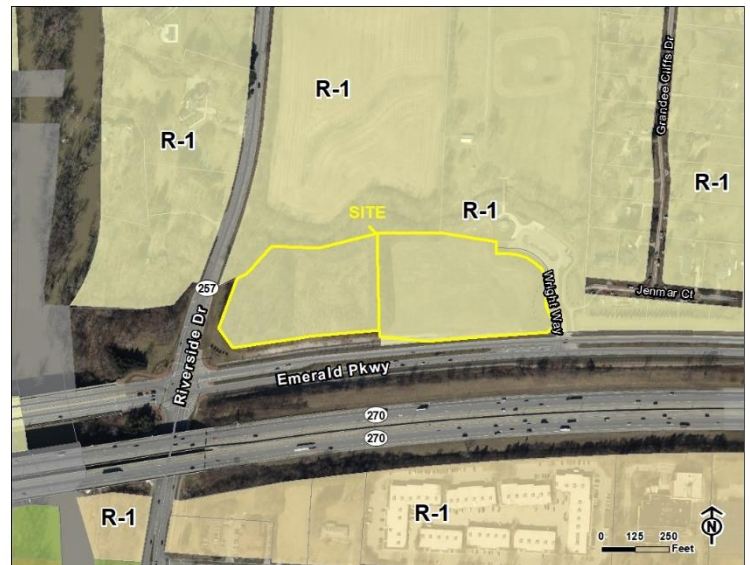
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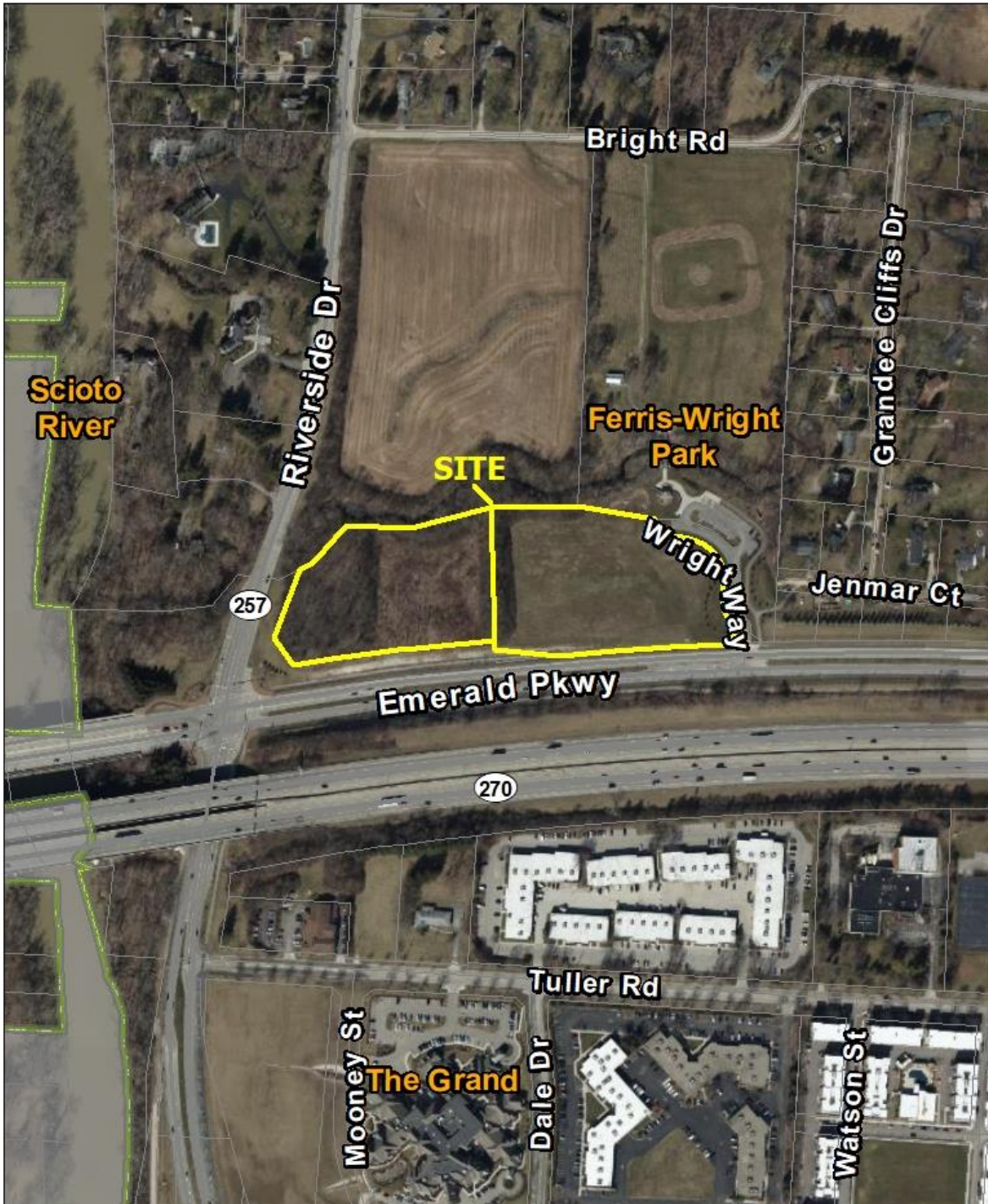
Next Steps

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

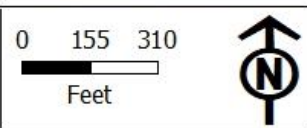
Zoning Map



1. Context Map



21-101Z, 21-102PP, 21-103FP
Standard District Rezoning, Preliminary Plat, & Final Plat
4420 Emerald Parkway



2. Overview

Background

This request is to rezone 9.016 acres, currently not addressed, located on Wright Way to Suburban Office and Institutional (SO) District in order to align with the Community Plan. The Community Plan identifies the parcel as "Suburban Office/Institutional". In conjunction with the rezoning, the land is proposed to be platted, and a portion of the parcel, totaling .253-acres, will be dedicated as additional Wright Way right-of-way. The intent of the rezoning and platting applications is to create one developable lot for economic development purposes.

Site Characteristics

Surrounding Land Use and Development Character

North: R-1, Restricted Suburban Residential (Ferris-Wright Park and agriculture)

East: R-1, Restricted Suburban Residential (Single Family Residential)

South: Emerald Parkway/I-270

West: Riverside Drive and R-1, Restricted Suburban Residential (Single Family Residential)

Road, Pedestrian and Bike Network

The parcel has approximately 1,300 feet of frontage along Emerald Parkway and 500 feet of frontage on Riverside Drive. Access is provided via Wright Way, a dead end that will serve both this parcel and Ferris-Wright Park. As part of the concurrent platting process, a cul-de-sac bulb, in the form of public right-of-way, will be created. A shared-use-path currently exists along Emerald Parkway and Wright Way.

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 this parcel to SO, Suburban Office and Institutional District, will align with the adopted Community Plan. The intent of the SO District is to provide a broad range of offices primarily engaged in general administration, supervision, purchasing, accounting and other management functions. No retail trade or stock of goods is permitted in this zone.

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 presented. The site has one FLU recommendation, Suburban Office/Institutional, and the SO District aligns with this recommended development character. While Ferris-Wright Park is included with the related platting requests it is not included as part of this rezoning.

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. Emerald Parkway is designated a Minor Arterial. The recommended right of-way width for Emerald Parkway is 100 feet; no additional right of-way is being sought.

Riverside Drive is identified as a Major Arterial, and no additional right of way is being sought for this road. Wright Way is the only access for this parcel, and additional right of way will be dedicated to the City to create a cul-de-sac bulb.



This site is included within the Bright Road Special Area Plan, and is identified as Standard Office/Institutional. Additionally, the western portion of the site shows no access along Riverside Drive for both safety, topographic, and tree preservation reasons. The stream and ravine along the north side of the property is recommended for protection. Both of these stipulations are accommodated in the concurrent plats.

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 consistent with the FLU plan, which calls for Suburban Office/Institutional. This unique site, directly on Emerald Parkway and next to an existing archaeological park, will offer a future business a distinctive office location.
- 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. Needed right of way for a cul-de-sac bulb on Wright Way will be provided through the concurrent Preliminary Plat and Final Plat processes.
- 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 Bright Road Special Area Plan. The primary planning goal identified is "High quality office development should be encouraged along Emerald Parkway that focuses on quality architecture and site design that complements the surrounding natural environment and residential neighborhoods". The proposed rezoning to SO meets this vision.

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.