

21-102PP/21-103FP – WRIGHT WAY CORPORATE PARK

Summary

This is a request for review and recommendation of approval for Preliminary Plat and Final Plat applications for the creation of one developable lot, one reserve area, a dedicated public street, and to plat an adjacent, existing City park.

Site Location

Northeast of the intersection of Riverview Drive and Emerald Parkway.

Current Zoning

R-1, Restricted Suburban Residential District

Proposed Zoning

SO, Suburban Office and Institutional (via separate, concurrent request)

Property Owners

City of Dublin

Applicant/Representative

Dana L. McDaniel, City Manager

Applicable Land Use Regulations

Zoning Code Section 152.000

Case Managers

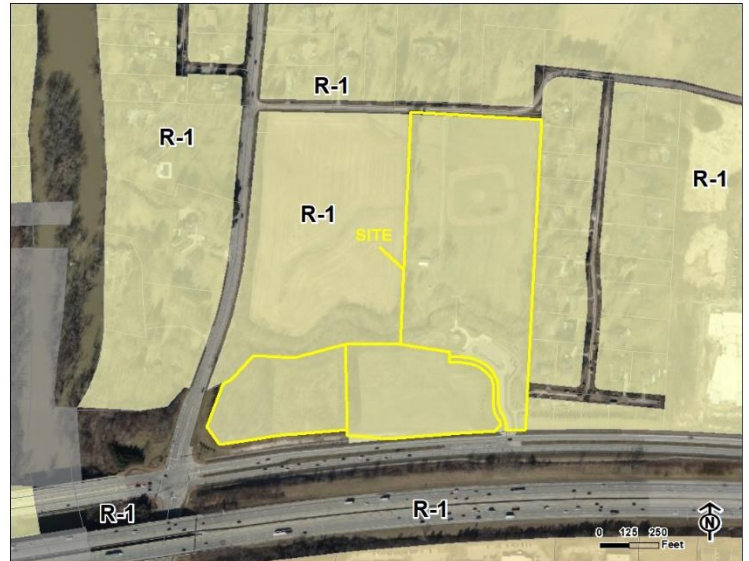
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Next Steps



Following a review and recommendation by the Planning and Zoning Commission, the preliminary plat and final plat applications will be forwarded to City Council for review and determination.

Zoning Map



1. Context Map



 <p>City of Dublin</p>	<p>21-101Z, 21-102PP, 21-103FP Standard District Rezoning, Preliminary Plat, & Final Plat 4420 Emerald Parkway</p>	<p>0 180 360 Feet</p> 
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2. Overview

Background

These requests create one lot for economic development, two reserves (one for Ferris-Wright Park), a cul-de-sac right-of-way (.253 acres), and a landscape easement on Wright Way. The total acreage for all parcels is 23.093 acres including the Ferris-Wright Park. The economic development lot is 9.016 acres in size, 7.354 acres of which is developable. A concurrent rezoning request is also proposed to align with the Community Plan, which requests the 9.016 acres to be rezoned to SO, Standard Office and Institutional District.

Case History

Since the property, including the park, has been previously subdivided as a lot split, but not formally platted, all of this land is included with this plat request. This allows clarification of old lot lines, dedication of ROW, and formalization of the final configuration of Ferris-Wright Park.

Site Characteristics

Natural Features

The western portion of the site, adjacent to Riverside Drive, is steeply sloped and has significant tree cover. The northern boundary of the development side has an off-site stream. The northern "flag lot" of the property is Ferris-Wright Park, which is an archaeological park that is owned by the City of Dublin. Access to all lots is via Wright Way, which has formal landscaping along it as an entry feature.

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 platting process, a cul-de-sac bulb, in the form of public right-of-way, will be created on Wright Way. A shared-use-path currently exists along both Emerald Parkway and Wright Way.

Utilities

Utilities are adjacent to the site on Emerald Parkway and will be further extended to the site when a developer is identified.

Process

A Preliminary Plat and Final Plat are proposed concurrently with a Rezoning request. Platting establishes legal lots, dedicates public rights-of-way, and identifies necessary easements/build zones.

Open Space Areas

The proposal includes two open space reserves. Reserve A is approximately 1.66 acres in size and is located at the west end of the development lot. It includes steep slopes and heavily treed land, not suitable for development. Reserve B is the Ferris-Wright Park at 13.326 acres, and is being formally reserved as a public park. The required minimum open space dedication for this request is .46 acres, using the calculation requirements in Section 152.086 of the City's Code.

Additionally, to address required stream setbacks for a creek that runs just north of the development property, No Disturb Zones are created on the northern part of this proposed lot. Together with the property to the north, a 75' setback will be created to preserve wooded areas and maintain water quality.

Entry Feature

The existing landscaped entry feature for Ferris-Wright Park will remain through an identified easement. The easement ensures that the City's investment in plantings and signage will remain.

Utilities

Sanitary

The site is served by the 15-inch public sanitary sewer located along the north side of Emerald Parkway.

Water

The site is served by the 12-inch public water main located along the south side of Emerald Parkway and the 6-inch public water main located along the west side of Wright Way.

Stormwater Management

An existing dry detention basin is located on the site to accommodate the Ferris-Wright Park stormwater management and will be fully contained within the created reserve for the park. Development will be subject to stormwater management requirements in accordance with Chapter 53 of the City of Dublin Code of Ordinances.

3. Criteria Analysis

Preliminary and Final Plat

- 1) Plat Information and Construction Requirements
Criteria Met. The proposal is consistent with the requirements of the Subdivision Regulations. The applicant and staff have worked closely to ensure that all review comments have been fully addressed.
- 2) Lots, Street, Sidewalk, and Bike Path Standards
Criteria Met. This proposal is consistent with the lot, street, sidewalk, and bike path standards of the Subdivision Regulations.
- 3) Utilities

Criteria Met. Existing utilities are shown on the preliminary plat. Development will be subject to stormwater management requirements in accordance with Chapter 53 of the City of Dublin Code of Ordinances.

4) Open Space Requirements

Criteria Met. The proposed open space provision, through reserves, landscape easement, and no disturb zones, meets all requirements.

4. Recommendation

Staff recommends **approval** of the **Preliminary Plat**.

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

Staff recommends **approval** of the **Final Plat**.

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