

21-129CP– 4012 W. DUBLIN-GRANVILLE ROAD

Summary

Construction of an approximately $\pm 14,000$ -square-foot, two-story, mixed-use building.

Site Location

The site is located northeast of the intersection of David Road with W. Dublin-Granville Road.

Zoning

BSD-O, Bridge Street District – Office.

Property Owner

GFT, LLC.

Applicant/Representative

Don Brogan, Crawford-Hoying

Applicable Land Use Regulations

Zoning Code Section 153.066

Case Manager

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Next Steps



Upon review and approval from the Planning and Zoning Commission (PZC), the applicant may submit for a Preliminary and Final Development Plan.

Zoning Map



1. Context Map



 <p>City of Dublin</p>	<p>21-129CP Concept Plan 4012 W. Dublin-Granville Road</p>	<p>0 105 210 Feet</p> 
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2. Overview

Background

The site is located north of W. Dublin-Granville Road, northeast of the intersection with David Road. A majority of the surrounding properties were developed prior to being rezoned to the BSD. State Bank, located west of this site, is the closest property to the site that was developed after the implementation of the BSD Code. State Bank is a two-story, office building sited along W. Dublin-Granville Road with parking to the rear.

Case History

This Concept Plan was before the PZC at the October 7, 2021 meeting. At the time, Staff recommended approval with two conditions, provided below:

- 1) The applicant continue to work with Staff on addressing the parking shortage on the site, which may include a future Parking Plan.
- 2) The applicant continue to work with Planning and Engineering to determine the most appropriate placement for new pedestrian facilities, as the proposal indicates sidewalks will be installed on City-owned property.

The Concept Plan was tabled at the applicant's request, with the Commission members expressing concerns with the location of the open space and the building's interaction with the streetscape.

Updates

The applicant has increased the area of the office tenant and decreased the area of the restaurant space, ultimately reducing required parking. The proposal now accommodates the parking required by Code. Additionally, after further discussion, the City is supportive of the proposed improvements to the City-owned parcel. Additional details of the improvements will be required with a Preliminary Development Plan, and the City will also be required to be a co-applicant to facilitate improvements on this parcel. Both of these have been satisfied. The applicant has also revised the building's massing at the southwest corner and added open space and patio space along W. Dublin-Granville Road to address concerns from the Commission.

Process

The Zoning Code pertaining to the Bridge Street District was revised in spring of 2019 and became effective on May 8, 2019. The revisions centered on the Review and Approval Process (Chapter 153.066) and eliminated the requirement of a review and recommendation from the Administrative Review Team (ART). A Concept Plan is intended to determine if the project can conceptually development within the parameters of the Zoning and in accordance with the Community Plan.

The three-step development process is as follows:

- Step 1 – Concept Plan
- Step 2 – Preliminary Development Plan
- Step 3 – Final Development Plan

Steps 2 and 3 may be combined at the determination of the Planning and Zoning Commission. The applicant is requesting the Commission permit the combination of the Preliminary and Final Development Plan.

Site Characteristics

Natural Features

The vacant site consist of two parcels northeast of the intersection of David Road and W. Dublin-Granville Road. The site is relatively flat and contains a large mature tree stand on the eastern parcel.

Surrounding Zoning and Land Use

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

East: BSD-SCN, Bridge Street District – Sawmill Center Neighborhood (Vacant)

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

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

Road, Pedestrian, Bike, and Open Space Network

The site has frontage on W. Dublin-Granville Road (± 200 feet) to the south, David Road (± 250 feet) to the west and Banker Drive (± 200 feet) to the north. The site has one right-in/right-out vehicular access point in the southeast corner of the site along W. Dublin-Granville Road. There is a shared-use path on the south side of the site. The existing design of David Road and Banker Drive does not include elements typical to the Bridge Street District Neighborhood Street typology, including sidewalks, street trees, and on-street parallel parking. W. Dublin-Granville Road, David Road, and Banker Drive are all public streets bounding the site. Banker Drive is a public street that is presently located on a fee-simple lot, owned by the City of Dublin, and not within right-of-way.

Utilities

The site is serviced by public utilities. There is an electric easement that runs along the eastern property line, as well as a gas easement that runs along the southern property line.

BSD Code

Streets, Lots, and Blocks

The Streets, Lots, and Block standards in the BSD Code establish the framework for development within the District. The Code provides a hierarchy of requirements for establishing a gridded street network. The proposed site has two identified street types as referenced in the Street Network Map, part of the Thoroughfare Plan:

- Corridor Connector (W. Dublin-Granville Road)
- Neighborhood Streets (David Road and Banker Drive)

Corridor Connectors are often designated as Principal Frontage Streets (PFS). PFS are designated to ensure a continuous, pedestrian-oriented block. Generally, buildings are required to meet an elevated character and quality standard for facades that face PFS. Additionally, buildings are required to be sited to occupy the build zone at a minimum percent, to create a continuous architectural edge uninterrupted by vehicular curb cuts.

Neighborhood Streets are a series of low to medium capacity street types that are used to connect residential areas and neighborhood-serving commercial uses. Neighborhood streets are lower volume than Corridor Connectors such as W. Dublin-Granville Road. Beyond the bounds of the site, the BSD Street Network Map calls for the extension of Village Parkway immediately east of the site. Village Parkway is identified as a District Connector.

The proposal does not impact the dimensions of the existing lot or the existing block, which is bound by W. Dublin-Granville Road, David Road, Banker Drive, and Dublin Center Drive. The existing block exceeds the maximum block length.

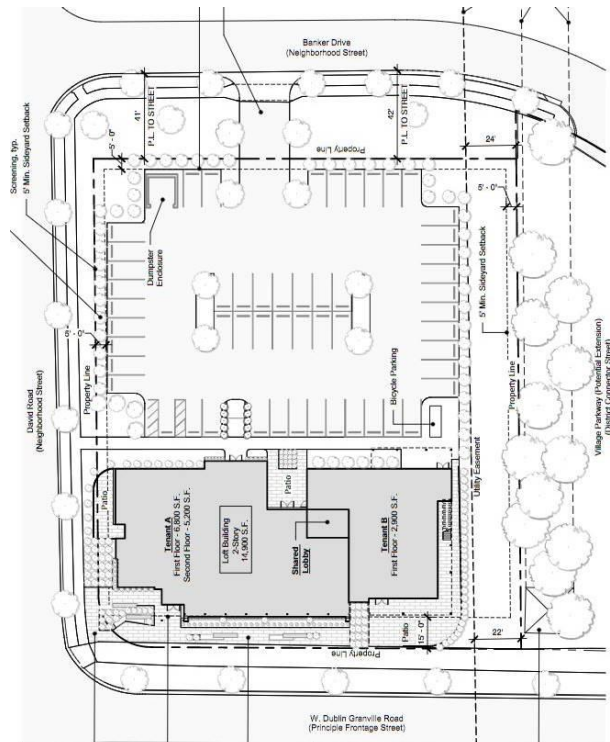
3. Proposal

This is a request for review and approval of a Concept Plan for a new, approximately ±14,900-square-foot, multi-tenant building including medical office and restaurant space located at the northeast corner of the intersection of David Road and W. Dublin-Granville Road. The site is zoned Bridge Street District – Office, and is undeveloped.

Layout

A rectilinear building is sited on the southern third of the site, fronting W. Dublin-Granville Road. An open space is proposed on the south edge of the building, fronting W. Dublin-Granville Road.

Parking is proposed to be provided in the northern two-thirds of the site located to the rear of the building. The site has one proposed full-access point from Banker Drive, which impacts the City-owned parcel which encompasses Banker Drive. The existing curb cut in the southeast corner of the site is proposed to be removed. A patio is located on the west edge of the building, with another patio centrally located on the rear of the building. Sidewalk access is proposed to extend along the David Road and Banker Drive frontages, where today there are currently no pedestrian facilities. Since the October 7, 2021 meeting, Planning and Engineering Staff have worked with the applicant regarding the improvements proposed within the City-owned parcel, and ultimately are supportive of the improvements as shown conceptually. With a Preliminary Development Plan, the applicant will be required to continue to work with Staff to ensure sidewalks and the curb cut are appropriately sited. There is an AEP easement along the eastern property line which limits building siting. A street wall will be required along the western edge of the parking area for screening, as the parking lot is within 20 feet of a public right-of-way.



Details

Uses

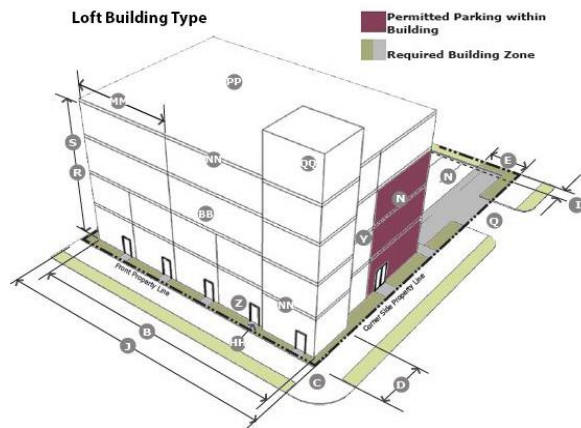
The applicant is proposing a multi-tenant building to house medical office space with a secondary leasable tenant space. The medical office use is a permitted use in the Bridge Street District, Office District. The final user for the proposed secondary leasable space is undetermined, but parking has been calculated to accommodate a restaurant user. Restaurant uses are permitted in the BSD-O district, but are limited in size to 5,000 square feet of the gross floor area, or 20 percent of the gross floor area of the ground floor of the principal structure, whichever is smaller, unless otherwise permitted as a conditional use. Should a future restaurant user desire to locate in this tenant space, the use will require review and approval of a Conditional Use application due to its proposed size, as the space is larger than 20-percent of the total ground level of the building. There are no additional use-specific standards for a medical office use in the Bridge Street District, Office District.

Parking

The BSD Code requires that medical office uses provide 2.5 parking spaces per 1,000 square feet of building square footage and 10 parking spaces per 1,000 square feet of restaurant space. The maximum permitted parking amount is 125-percent of the minimum required. The proposed building will require a minimum of 53 parking spaces, which accounts for a 10-percent reduction given the site's proximity to a public transit stop (COTA stop at W. Dublin-Granville Road at Dublin Center Drive), and a 5-percent reduction with the inclusion of a shower and locker facility, which promotes the use of alternative modes of transportation. The applicant is proposing 53 on-site parking spaces, meeting Code.

Building Type

The BSD Code emphasizes building form while encouraging a mix of uses across a single zoning district. The Code permits specific Building Types for each zoning district. The applicant proposes a Loft Building Type, a permitted Building Type in the BSD-Office zoning district. With the Preliminary Development Plan, the applicant will need to provide a full analysis of the Code provisions, ensuring Code compliance, or that Waivers are requested, where appropriate.



The Loft Building Type is required to be located within 0 to 15 feet from the front property line and within 0 to 15 feet from a corner property line. Additionally, a minimum of 75 percent of the front property line must be occupied by the building footprint at the minimum height requirement. Portions of the Required Build Zone (RBZ) not occupied by the building must be occupied by landscape, streetscape, or patio treatments as appropriate to the proposed use.

The proposed building is partially located within the RBZ, with patio and landscaping occupying the portions not occupied by the building. A portion of the RBZ cannot be occupied due to the existing utility easement on the east side of the site. As part of the

Preliminary Development Plan, the applicant will be required to provide more detail on the occupation of the RBZ, ensuring minimum occupancy requirements are met to the greatest extent practicable, and that required Waivers are requested, where appropriate.

The Loft Building Type is permitted a maximum of 80-percent pervious lot coverage, with an additional 10-percent permitted for semi-pervious lot coverage. Plans indicate that, as proposed, lot coverage is approximately 74-percent, meeting this requirement.

The minimum number of stories required for the Loft Building Type is 2-stories, with a maximum of 4.5-stories permitted. The applicant is proposing a primarily 2-story building, with a portion of the building consisting of a 1.5-story element with a rooftop amenity. Conceptual elevations indicate that the majority of the structure is between 24 and 26 feet in height. The single-story portion is approximately 16 feet in height.

Architecture

In addition to conceptual elevations, the applicant has provided character images for the intended architecture of the building. The images consist of a variety of materials including wood, stone, brick, and metal paneling. The buildings in the inspiration images are contemporary in design, utilizing significant glazing across the facades. Loft buildings require a minimum of 80-percent primary building materials per facade. It is unclear whether the applicant is meeting this requirement on all facades given the level of detail provided. A full Building Type analysis will be required with the Preliminary Development Plan.

Open Space

The intent of the Open Space Type requirements is to ensure a variety of functional, well-designed open spaces carefully distributed throughout the BSD. Open spaces are to be located and planned in a way that enhances the quality of life for residents, businesses, and visitors. The BSD Zoning Code states that one-square-foot of publicly accessible open space is required for every 50 square feet of gross floor area of the proposed commercial building. Based on the building size, a minimum of 298 square feet of open space is required for the site. The applicant is proposing an approximately 1,500-square-foot open space area along the south and west edges of the building. Specific design and programming details for the open space area have not been provided, although the design suggest there will be a variety of seating areas, landscaping, and a large hardscaped patio. Additional details on the open space will be required with submittal of the Preliminary Development Plan. Staff also recommends that the applicant provide additional information on how they plan to transition the patio and open space into the shared use path along W. Dublin-Granville Road.

Stormwater and Utilities

The applicant has not provided any significant stormwater or utility information with the Concept Plan as it is not a required item at this stage in the process. As part of the Preliminary Development Plan, the applicant will need to continue to work with Planning and Engineering Staff on determining an appropriate stormwater management plan, as to ensure compliance with Code. Additionally, Staff is recommending that the applicant provide the electric instrument number with the PDP so the limits of the overhead electric easement can be verified.

4. Criteria Analysis

Concept Plan – 153.066(E)

- 1) *The Concept Plan is consistent with the applicable policy guidance of the Community Plan, BSD Special Area Plan, and other applicable City plans and policies.*

Criteria Met. The proposal is largely consistent with the Community Plan, BSD Special Area Plan, and other applicable plans and policies. The proposal appears to meet the intent of the BSD Special Area Plan to create a walkable, mixed-use environment, prioritizes W. Dublin-Granville Road, and limits parking to the rear side of the property.

- 2) *The Concept Plan conforms to the applicable requirements of the BSD Code.*

Criteria Met. The 2-story building appears to largely conform to the requirements of a Loft Building in the BSD Code. Additional details will be required with submittal of a Preliminary Development Plan to ensure all minimum RBZ requirements, lot coverage, open space, and architectural requirements are met.

- 3) *The Lots and Blocks, supporting the street and pedestrian network, and internal circulation provide coherent development pattern that conforms to Lots and Blocks, Street Types, and Site Development Standards.*

Criteria Met. Although the existing block exceeds both length and perimeter requirements due to the existing street network, the Bridge Street District Street Network Map indicates that a future extension of Village Parkway would likely bring the block in compliance with Code.

- 4) *The proposed land uses allow for appropriate integration into the community, consistent with the adopted plans and align with Uses identified in the Code.*

Criteria Met. The proposal calls for a medical office use as well as a leasable tenant space which is anticipated to be a restaurant user. Medical office uses are permitted in the BSD-O zoning district, and are not subject to additional use-specific requirements. Eating and drinking uses are permitted if under 5,000 square feet or if the space accounts for 20-percent or less of the total gross area of the first floor of the building. In this case, a final user has not been identified. Should a restaurant user be identified for the space in the future, approval of a Conditional Use will be required.

- 5) *The conceptual building is appropriately sited and scaled to create a cohesive development character, completes the surrounding environment, and conforms with the Building Types identified in the Code.*

Criteria Met. The building appears to largely conform to the requirements of a Loft Building Type, as outlined in the BSD Code. Additionally, the building is sited in a manner that prioritizes the W. Dublin-Granville Road frontage, limits visibility of parking, and provides opportunity for socialization outside of the structures. A full Building Type analysis will be required with a PDP submittal.

- 6) *The conceptual design of open spaces, including location and relationship to surrounding buildings, provides meaningful gathering spaces for the benefit of the development and community.*

Criteria Met with Condition. The proposed open space meets the minimum requirement for square footage and is located on the south and west edges of the building, adjacent to David Road and W. Dublin-Granville Road. A full analysis of the open space will be required with submittal of a PDP to ensure dimension, design and programming requirements are met. Staff is recommending that the applicant continue to work with Staff to ensure appropriate transition is provided between the shared use path and the proposed patio space fronting W. Dublin-Granville Road.

- 7) *The Concept Plan allows for the connection and expansion of public or private infrastructure and the continued provision of City services.*
Criteria Met with Condition. The proposal extends pedestrian facilities along David Road and Banker Drive, and limits vehicular access, while allowing for the continued provision of City services. Staff is recommending that the applicant provide the electric instrument number with the PDP so the limits of the overhead electric easement can be verified.
- 8) *The development concept conforms with the Neighborhood Standards, as applicable.*
Not Applicable. This site is not subject to Neighborhood Standards.

5. Recommendation

153.066(F)(2)(b) - Request to Combine PDP with FDP:

Staff recommends **approval** of a request to combine the Preliminary Development Plan with the Final Development Plan.

Staff recommends **approval** of the Concept Plan with the following conditions:

- 1) The applicant provide the electric instrument number with the PDP so the limits of the overhead electric easement can be verified.
- 2) The applicant continue to work with Staff to ensure appropriate transition is provided between the shared use path and the proposed patio space fronting W. Dublin-Granville Road.