

21-094INF – 5055 UPPER METRO – MIXED-USE

Summary

Feedback on development of a four-story, mixed-use building consisting of 175 residential units, 7,700-square-feet of commercial space, and associated site improvements. The 1.84-acre site is zoned Bridge Street District, Commercial and is located southwest of the intersection of Upper Metro Place with Frantz Road.

Zoning

BSD-C, Bridge Street District - Commercial

Property Owner

Shihasi Metro Place, LLP

Applicant/Representative

Dwight McCabe, McCabe Companies

Applicable Land Use Regulations

Zoning Code Section 153.066

Case Manager

Tammy Noble, Senior Planner

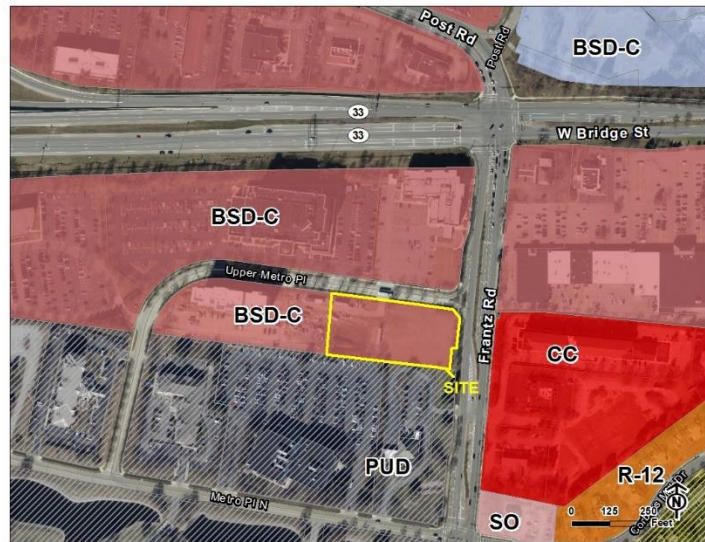
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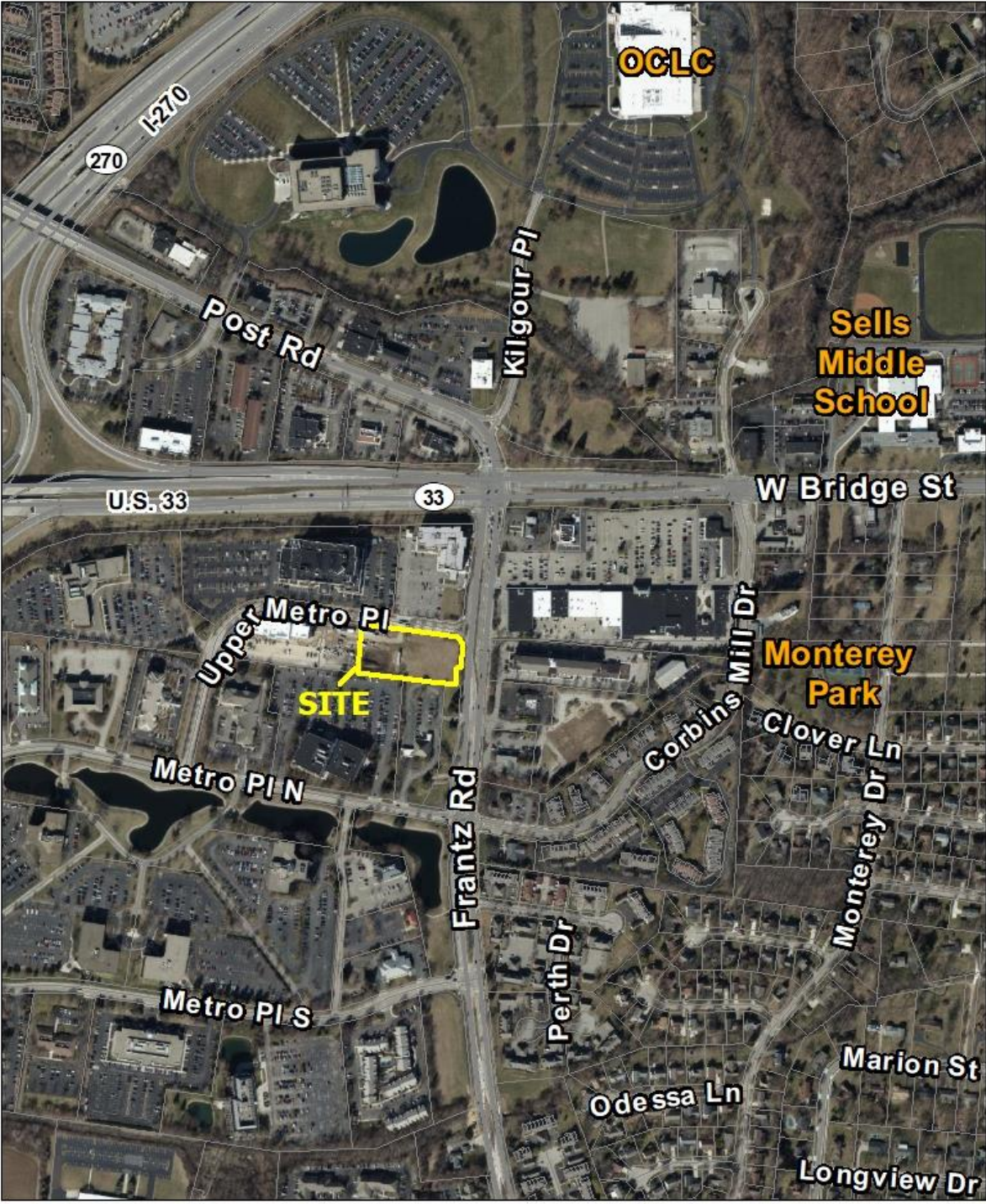
Next Steps

Following informal review and non-binding feedback, the applicant may submit an application for formal consideration by the Planning and Zoning Commission (PZC).

Zoning Map



1. Context Map

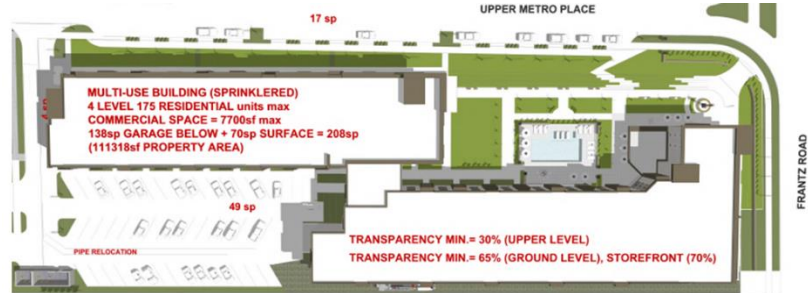


21-094INF
Informal Review
Dwight McCabe - McCabe Companies
5055 Upper Metro Place

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Feet

2. Overview

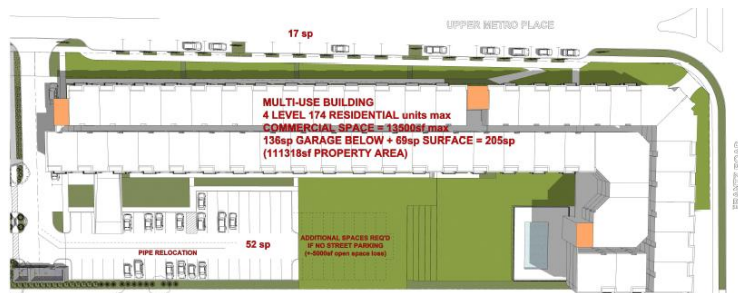
The 2.55-acre site is located southwest of the intersection of Upper Metro Place and Frantz Road, and is zoned BSD-C: Bridge Street District – Commercial. This district applies generally to existing retail centers and other low-rise commercial uses, including single use freestanding retail buildings, as listed in Table 153.059-A of the BSD Code. The applicant is seeking informal review and feedback on a revised proposal.



February 2022

Case History

On July 8, 2021, the proposal was presented to the Planning and Zoning Commission (PZC) as an Informal application. The Planning and Zoning Commission's feedback focused on parking, open space and amenity spaces. Specifically, the Commission expressed concerns



July 2021

for the massing of the building along Upper Metro Place, the lack of visibility of the open space and potentially the site lacking the space to accommodate all of the proposed uses. The Commission briefly discussed the on-street parking but noted more analysis would be necessary to formulate support for the parking.

Process

Upon review of the Informal application, the applicant will be required to submit a Concept Plan. The first step is a Concept Plan, the second step is a Preliminary Development Plan, and the third step is a Final Development Plan.

Site Characteristics

Natural Features

The site does not have any significant change of grade throughout. There are existing trees surrounding the perimeter of the site.

Surrounding Zoning and Land Use

North: BSD-C: Bridge Street District – Commercial

East: CC: Community Commercial District

South: PUD: Planned Unit Development – Waterford Village

West: BSD-C: Bridge Street District – Commercial

Road, Pedestrian and Bike Network

The site is located south of Upper Metro Place and west of Frantz Road. The site has frontage on Upper Metro Place to the north. There are pedestrian facilities on both Upper Metro Place and Frantz Road.

Utilities

The site utilities will be connected to existing services through the City of Dublin. A ten-inch sanitary sewer line is located to the north of the property. Water is also available and the applicant will work with the City's Engineering Division for connection to water services. Engineering has also noted that a storm sewer line is located to the center portion of the site and will be required to be relocated to develop the site. The applicant has been working with staff to determine the location of the line and any other subsequent information needed by Engineering prior to the submission of a formal application.

3. Proposal

This is a request for an informal review providing non-binding feedback for a future development application. The request is for construction of an 111,318-square-foot building consisting of four-stories and a mix of uses. The number of units has increased by one unit, the commercial space has been decreased by 5,800 square feet, and the building has been reconfigured to address comments by the Planning and Zoning Commission.

Site Layout

The proposed building has two sections of a building, one oriented along Upper Metro Place and oriented along Frantz Road. The commercial space is to be incorporated in portions of the south building while the north building is exclusively residential. The two sections of the building are connected by an internal corridor. The intent is to break up the façade of the building along Upper Metro Place, reoriented open space and the private pool area to the front of the building, and provide more activity and visibility along the public right-of-ways.

The revised building configuration is proposed to address feedback from the Planning and Zoning Commission regarding too much massing along Upper Metro Place and the lack of visibility to the open space which was originally to the rear of the building. The open space has transitioned to the front of the building includes outdoor amenities include a swimming pool that will be reserved for occupants of the building and an outdoor patio space that will complement the restaurant use that will be open to the public.

The applicant continues to propose a mix of parking options including on-street parking, surface parking and garage parking beneath the footprint of the building. Parking has been re-oriented to have one-way drive with angled parking spaces. Additionally an underground parking podium supplements the surface parking equating to 208 spaces (an increase of 3 parking spaces). The applicant is also proposing 17 parking spaces along Upper Metro Place, which require reconfiguration of the existing street section.

Uses/Building Type

The building is proposed to be a Mixed-Use Building Type containing 175 residential units and 7,700-square-feet of commercial space. This Building Type is a permitted Building type in the BSD Commercial District. The commercial activity will be on the first floor of the south building and concentrating the commercial activity along Frantz Road. The uses consist of a

pub/restaurant user located in the northeast corner of the building, which will be open to the public. It is also proposed to include an outdoor dining area. The internal space along Frantz Road will be a fitness facility for both the general public, as well as the residential occupants of the building. The remaining space will be utilized for conference space to complement the needs of the surrounding hotel uses. All of these uses are meant to create more activity along Frantz Road, provide amenities that are not currently available in the area and provide vitality to the area.

Each building type provides unique development standards including the Mixed-Use Building Type. Planning Staff requested a preliminary review by a consultant to review the proposed site layout in relation to the requirements of the BSD Code. Many of the requirements appear to be able to be met with minor revisions to the layout. This includes requirements to the mid-block pedestrian way, and the RBZ. Other requirements need further detail to determine whether they meet the standards of the Code include building façade divisions and transparency requirements.

Parking

A total of 208 parking spaces are proposed. Required parking is based on the distribution of residential unit (1, 2, and 3 bedrooms). Without knowing the distribution of units it is not possible to calculate the minimum and maximum required parking. Eating/Drinking requires 10 spaces per 1,000 square feet or in this case 77 parking spaces. A Parking Plan would need to be approved to permit less parking than required. The Planning and Zoning Commission should consider whether sufficient parking is able to be provided on-site given the intensity of development.

According to the applicant, on-street parking is essential in assuring parking close to the proposed entry to the commercial uses. Engineering has expressed concern over the proposed of on-street parking based on the existence of underground utilities, the potential for removing mature street trees, and that the parking will be out of character with the existing street. It also may be a potential safety issue based on its location in close proximity to a curve in the road.

Open Space

Open space is required for both the residential and commercial uses and based on the density proposed. This development requires 35,154 square feet of publically accessible open space. The applicant has not provided open space calculations at this stage to confirm requirements are met. Open space is a vital part of Dublin Corporate Area Plan, the Bridge Street Code and is an amenity lacking in this portion of Dublin. The applicant has been working to maximize the amount of space provided on the site and ensure the space is usable.

Reorienting the open space to the front of the south building creates more visibility along Upper Metro Place and provides an opportunity for the public to interact with the space. It does include open space and patio amenities that are open to the public but also includes a private in ground pool that will only be accessible by residents. This may be a discussion item for the Planning and Zoning Commission. It should also be noted that the current layout of the site shows an emergency fire lane extending from Frantz Road. This was originally a proposal to meet fire emergency needs and discussions are still occurring with the Washington Township Fire Department. Through those discussions, it is expected that this fire lane will be removed

from the plan and this area will be retained as additional open space. This discussions will continue to materialize prior to the submission of a formal application.

4. Community Plan

Special Area Plan-Dublin Corporate Area Plan

The site is currently zoned BSD-Commercial, and is proposed to be developed under the existing zoning classification. The site is however, located within the boundaries of the Dublin Corporate Area Plan which is a Special Area Plan that was approved by City Council 2018. The Dublin Corporate Area Plan (DCAP) builds upon a previous study of Dublin's legacy office parks and attempts to improve this area for businesses, employees and residents. This plan primarily focuses on providing a mixed-use, walkable environment to an area that has been almost exclusively focused on singular land uses including office uses and specifically for this site, hospitality uses. The plan recognizes mixed-use development provides the amenities that workers, residents and visitor are attracted to and will be vital to the future success of the area. The Plan also strongly encourages more integrated housing options as part of this mixed-use environment, which this proposal supports.

The recommendations of DCAP have influenced the discussion with the applicant in two primary ways. The most important influence is that it highlights the importance of a mixed-use environment as discussed above and attempts to provide amenities that are lacking in the area. The area surrounding the applicant's site is predominately, if not exclusively related to hospitality uses. Hospitality uses are vital to support visitors to the City of Dublin but without amenities, fails to meet the overall needs of commuting population. Furthermore, the plan recognizes that Frantz Road is a vital north/south corridor for the City and serves as an essential link between Bridge Street and the southern portion of the City. Due to the importance of the roadway, the Plan provides a specific chapter dedicated to improvements to Frantz Road including improving landscaping treatments, creating more pedestrian connectivity, reviewing sign regulations to ensure they meet the needs of the business community, and streetscape improvements. Planning has encouraged the applicant to utilize these recommendations when designing their site not only to create more than a singular use for the site, specifically residential, but also provide amenities that will appeal the surrounding uses public as a whole. These recommendations have been taken into consideration to create a four-story building, the first floor of which provides commercial and offices uses that will support the surrounding area. This will be discussed in greater detail in the "Proposal" section of the report.

BSD Code

The site is zoned BSD-Commercial District which typically applies to retail centers and other low-rise commercial uses, including single-use freestanding retail buildings with used permitted in 153.059-A. The district permits larger vertical buildings including the Mixed-Use Building Type which is the building type proposed in this proposal.

Street Network Map and Street Types

The Code provides a hierarchy of requirements for establishing a gridded street network and includes three families of streets: Corridor Connectors, District Connectors, and Neighborhood Streets. Corridor and District Connectors are often designated as Principal Frontage Streets, which are designed to ensure a continuous, pedestrian-oriented block. Frantz Road is a Corridor Connector Street and a principal frontage street. This is a high capacity thoroughfare with significant traffic and will not allow vehicular access as a principal frontage street.

Upper Metro Place is an existing street designated as a Neighborhood Street. The design section of this street does not meet a Bridge Street District street type and existing alignments may be subject to improvement to bring them into compliance. The applicant will continue to work with Engineering should this proceed to a formal application.

Lots and Blocks

The Lots and Blocks provide standards for minimum and maximum block sizes, which in turn establish lot size. The BSD-Commercial District permitted block length is 500 feet and maximum block perimeter is 1,750. Exceptions to this are permitted if there are existing barriers prevent the extension of the street network. In this case, the existing block length and block perimeter exceeds the lengths permitted. However, Staff has determined that the site is on the boundaries of the BSD, and subdividing the block with a new street may not be possible.

Mid-Block Pedestrianway

Mid-block pedestrianways are required on all blocks exceeding 400 feet in length. A mid-block building pedestrianway may serve to fulfill this requirement provided it meets all of the design standards. The proposed building is over 550 in length and a pass through is proposed, although it is not located in the middle third of the building as required. This will be continue to be discussed should the project progress to avoid repetition and undifferentiated façade from the streetview.

Building and Site Requirements

The Mixed-Use Building type requires a Required Build Zone (RBZ) of 0 to 10 feet along both Frantz Road and Upper Metro Place. Scalable drawings have not been provided but based on the new configuration, it appears that portions of the southern building is site outside the maximum RBZ. This building configuration was to address comments by the PZC regarding massing along Upper Metro Place and to increase visibility of the open space. If the Planning and Zoning Commission supports this modified configuration, a waiver from this requirement will be required.

The proposal is required to meet all setback requirements of the BSD and as more information is provided, these requirements will be met prior to the submission of a formal application. It also will be required to meet 85% lot coverage which the proposed plan appears to meet.

Open Space Types

In the Bridge Street District, open spaces must meet an Open Space Type including pocket plaza, pocket parks, green, square, plaza, park and greenway. The applicant has proposed open space without assigning an "open space type" to the area. Not all open space that is impervious can be

5. Discussion Questions

- 1) Does the Planning and Zoning Commission support the modified site design?
- 2) Does the Commission support a Parking Pan that would not meet the minimum requirements of the Code?
- 3) Is the Commission supportive of the open space design, location, and layout?
- 4) Is the Commission supportive of the conceptual mass, scale, and height of the building?
- 5) Any other considerations.