

21-156INF – THREE METRO PLACE MULTI-FAMILY

Summary

Informal review and feedback for construction of two, four-story multi-family buildings totaling 258,000 square feet in size and consisting of 265-units, amenity spaces, and associated site improvements on a 12.75-acre. Additionally, the applicant is providing a conceptual framework for a potential future phase of development.

Site Location

Southwest of Metro Place South and northwest of Blazer Parkway, approximately 2,400 feet west of the intersection of Metro Place South with Frantz Road.

Zoning

OLR, Office Laboratory and Research District
PUD, Planned Unit Development District – Waterford Village

Property Owner

PIZZUTI LAND METRO LLC

Applicant/Representative

Jamie McNally, The Pizzuti Companies

Applicable Land Use Regulations

Zoning Code Section 153.050

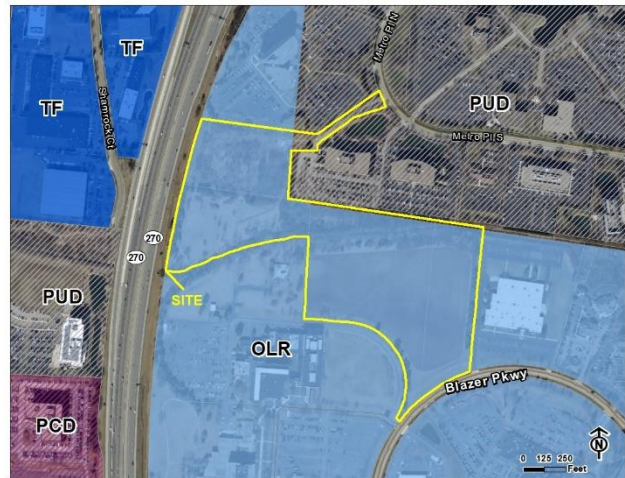
Case Manager

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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



 <p>City of Dublin</p>	<p>21-156INF Informal Review PIDs: 273-010449, 273-002454, 273-002453, 273-012284</p>	<p>0 280 560 Feet</p> 
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2. Overview

Background

The 12.75-acre Phase I site is located southwest of Upper Metro Place S. partially within Metro Center and partially within Blazer Research District. The site is wholly contemplated within the Dublin Corporate Special Area Plan (DCAP) and is highlighted as special development Site 7. Presently the irregularly shaped site is undeveloped with I-270 to the west, office buildings to the north and east, and Cosgray Ditch to the south.

The 19.01-acre 'Future Phase' site is located north of Blazer Parkway and south of Smiley Park within the Blazer Research District. The site is wholly contemplated within the Dublin Corporate Special Area Plan (DCAP) and is highlighted as special development Site 6.

The proposal is to establish a Planned Unit Development to facilitate development of multi-family housing within the DCAP area in accordance with the Community Plan recommendations.

Site Characteristics

Natural Features

Phase I

The northern portion of the Phase I site contains existing trees with undergrowth. The southern portion of the site contains existing trees along the perimeter. The site contains a mixture of evergreen and deciduous trees. Along the southern side, the site is bounded by the Cosgray Ditch.

Future Phase

The site is bisected by Cosgray Ditch along the northern portion of the site surrounded by tree stands. A tree line extends along the east property line. The majority of the site is undeveloped farmland.

Surrounding Zoning

Phase 1

North: OLR, Office Laboratory and Research District
PUD, Planned Unit Development District – Waterford Village
East: OLR, Office Laboratory and Research District
PUD, Planned Unit Development District – Waterford Village
South: OLR, Office Laboratory and Research District
West: I-270

Future Phase

North: PUD, Planned Unit Development District – Waterford Village
East: OLR, Office Laboratory and Research District
South: OLR, Office Laboratory and Research District
West: OLR, Office Laboratory and Research District

Road, Pedestrian and Bike Network

Phase I

The site is accessible to vehicles via a curb cut along the south side of Metro Place S. There is a shared use path that extends along the south side of Metro Place S. connecting to Dublin's network of trails. Presently, there is no dedicated bicycle or pedestrian infrastructure providing access to the site.

Future Phase

The site has frontage along Blazer Parkway although presently has no curb cut or vehicular access point. A shared use path extend south side of Blazer Parkway opposite to the site.

Utilities

The site utilities will be connected to existing services through the City of Dublin. A 21-inch sanitary sewer line is located immediately north of Cosgray Ditch. Water is also available and the applicant will work with the City's Engineering division for connection to water services. Additionally, there is a mix of public and private storm sewer in the area. Existing overhead power lines run along the southern boundary of the northern parcel bisecting the site.

Process

Upon review of the informal application, the applicant may begin to prepare a Preliminary Development Plan/Rezoning under the provision of the Planned Unit Development process, which is a three step process.

- 1) Informal Review or Concept Plan
- 2) Preliminary Development Plan/Rezoning
- 3) Final Development Plan

Community Plan

Special Area Plan-Dublin Corporate Area Plan

<http://communityplan.dublinohiousa.gov/special-area-plans/dublin-corporate-area-plan/>

The site is currently zoned under two zoning districts, OLR, Office Laboratory and Research District and PUD, Planned Unit Development District – Waterford Village. The site is however, located wholly 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 to ensure Dublin remains a competitive place to live, work, and play well into the future. 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 employers/employees demand, which 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.

Future Land Use

<http://communityplan.dublinohiousa.gov/future-land-use-map/>

The Special Area Plan identifies Future Land Use (FLU) recommendations for DCAP, which were adopted as a revision to the FLU plan by City Council in 2018. The FLU plan is a key policy document to guide decision-making for the future of Dublin's natural and built environments. When a rezoning is under consideration it is important to consider these recommendations.

Phase I

The FLU recommendation for the site is MUR-1 – Metro/Blazer. In detail:

The Metro/Blazer Sub-District exemplifies the challenges of the "legacy" office development pattern. Once a premier office district in all of central Ohio, this district now has a competitive disadvantage compared to more newly developed office areas, due to a lack of amenities, low walkability, and an outdated appearance. In addition, there are practical difficulties for site access, inefficient parking and site design that must be remedied. This sub-district does have great promise due to the excellent location and significant amount of Frantz Road frontage. The introduction of a mix of uses, additional roadway connections, and strategic phased redevelopment will reposition this sub-district to succeed for future generations. Appropriate uses include office, residential infill on key sites (density not to exceed 30 du/ac) as a secondary use to office, and neighborhood commercial along Frantz Road (density not to exceed 20,000 sf/ ac). Road extensions should be explored, linking Metro Place South and Blazer Parkway, as well as Metro Place North with Shier Rings Road. Uses within this sub-district may include office, personal services, retail, restaurant/bar, entertainment, hotel, and multi-family residential.

Site Specific Recommendations – Site 7

DCAP includes site specific recommendation for sites that are undeveloped or positioned for redevelopment in the short term. The recommendation for Site 7 is as follows:

Site 7 should continue to support office development given its freeway frontage. Minimum building heights should be 4 stories with a maximum height of 8 stories. Higher density, infill multi-family, and hospitality uses with limited commercial services are appropriate to support the adjacent office uses. Landscape setbacks from the perimeter should be a key site development element.

Future Phase

The FLU recommendation for the site is MUR-2 – Tuttle/Rings – North. In detail:

The Tuttle/Rings Sub-District has specific characteristics north and south of Rings Road. North of Rings Road the Tuttle/ Rings Sub-District contains the largest opportunity for new investment given the amount of undeveloped land. Appropriate uses include additional corporate office within the interior of the sub-district with supporting retail services (coffee shops), however a limited amount of multi-story residential development is supported (density not to exceed 30 du/ac) as a secondary use to office. The large undeveloped site along Frantz Road has been identified as a key near-term development site that could accommodate a mix of uses as a neighborhood center. South of Rings Road, the Tuttle/ Rings Sub-District contains a mix of office, hospitality and limited retail/ restaurant uses. This sub-district benefits from immediate interstate access, as well as close proximity to the Mall at Tuttle Crossing. There are limited opportunities for infill development; redevelopment of existing buildings is not expected. Residential development is not appropriate in this portion of the sub-district. Uses within this sub-district may include office, office campus, retail, restaurant/bar, entertainment, and multifamily (Tuttle/Rings North only).

Site Specific Recommendations – Site 6

The recommendation for Site 6 is as follows:

Site 6 is recommended to support office and technology uses as the site is within the office use district. Residential uses subordinate to office may also be appropriate. It is encouraged that vehicular and pedestrian connectivity between Metro Place S. and Blazer Parkway. The plan recommends a minimum of 4 stories in height with a maximum of six stories. Finally sustainable

development practices should be incorporate and the stream corridor should be sensitively considered.

3. Proposal

Updates

Since the Informal Review in November, 2021, the applicant has made updates to the plan for the Commission's consideration, as follows:

- Conceptual framework for a potential future phase and roadway connection have been provided.
- Additional details on the programming and design of the open space areas have been provided.
- Additional details on the pedestrian and vehicular circulation have been provided.
- Exterior building materials have been revised to include primarily masonry (brick) with a secondary wood-look Nichiha panel.

Summary

This is a request for an informal review providing non-binding feedback for a future development application to establish a PUD, Planned Unit Development, in order to facilitate development of a multi-family community. The request is for construction of two, four-story buildings: Building B (159,084 square feet) and Building A (98,775 square feet) containing 265 dwelling units (1, 2, and 3-bedroom units), 387 parking spaces, resident amenity area, and public open space.

The applicant has also provided high-level details on a potential Future Phase of development for the Commission's consideration. The applicant's primary objective with this Informal Review is to receive feedback on the revisions and additional details to Phase I, but is also looking to receive input and feedback on the framework for the Future Phase of development.

Phase I

Site Layout

The site is irregularly shaped with a narrow extension providing vehicular and pedestrian access from Metro Place S. The entry drive provides access to surface parking for the residential units, and continues to the south, ultimately connecting to a future phase of development and Blazer Parkway. The entry drive and parking area provide vehicular cross access to the property to east (existing office building). No vehicular cross access is proposed for the property to the north (existing office building). 387 parking spaces are proposed to be located to the north, south, east, and west of the building, which is a ratio of approximately 1.5 parking per unit. For reference, the minimum parking ratio required for multi-family within the Bridge Street District varies based on the bedroom composition of units to account for fewer occupants in one-bedroom apartments. Specifically, 1 per one bedroom, 1.5 per two bedroom, and 2 per three-bedroom unit. The BSD intent is to right-size parking for the modern era. Under existing zoning standards for this site, 2.5 parking space per unit would be required.

Building B (159,084 square feet) is located at the terminus of the tree-lined entry drive and wraps to the south along I-270. The building has an 'L' footprint with connection between the two wings at levels 2-4. Building A (98,775 square feet) is sited south and east of building B.

Similarly, the building has an 'L' footprint with connection between the two wings at levels 2-4. An amenity area containing a pool, grills, and garden is located centrally between the buildings. Sidewalks provide connectivity through the area. Public open space is proposed south of Cosgray Ditch which conceptually contain sports courts, a dog park, and stormwater management facilities with walking paths.

Building Architecture

Buildings A and B are both proposed to be four-stories in height with simple block forms. The applicant has indicated that the mass and form of the buildings are intended to take cues from the surrounding office buildings. The buildings are conceptually proposed to be primarily clad in a dark gray brick with a wood-look Nichiha material used for architectural accents. The buildings include modern loft fenestrations with black frames. Outdoor patios and shared roof top terraces are incorporated into the building design.

Future Phase

The Future Phase framework is established by a conceptual street network of curvilinear streets that connect Blazer Parkway to Metro Place S. A loop road provides access to future pods (A-D) of multiple-family and townhome development. Pod A is located to the west of a greenway bisecting the development, and Pods B-D are located to the east. No office uses are contemplated as part of the future phase of development which is recommended in the DCAP Special Area Plan.

4. Discussion Questions

Informal Reviews are intended to garner feedback at the formative stage of a project. The Commission is asked to consider whether, conceptually, the proposal can be developed in accordance with the Community Plan. No discussion, opinions or suggestions provided on any aspect of the plan shall bind the applicant, or the City, or be relied upon by the applicant to indicate subsequent approval or disapproval by the City.

1) **Understanding the development framework plan, is the Commission supportive of the proposed use for the Phase I site, based on the Community Plan and surrounding context?**

The Community Plan recommends a mix of land uses to competitively position Metro Center. The DCAP Plan site recommendations identify this site as an opportunity for "higher density, infill multi-family, and hospitality uses with limited commercial services are appropriate to support the adjacent office uses." Additionally, the proposed development density is approximately 21 du/ac where the Community Plan permits up to 30 du/ac. Based on the site location surrounded by existing office, and bounded by I-270 and Cosgray Ditch can the proposal be reasonably developed in accordance with the Community Plan.

2) **Does the Planning and Zoning Commission support the conceptual site layout including building, parking, and open space locations for Phase I?**

The two multi-family buildings are sited to the north of site at the terminus of the entry drive. Parking surrounds the building on four sides and private amenity space is located between the buildings. The proposed site plan indicates an opportunity for additional active open space area to the south of Cosgray Ditch. The Commission should consider whether the site plan configuration is representative of the future of the Dublin

Corporate Area. Additionally, the plans depict a future phase, with a potential roadway network and additional housing and open spaces.

3) **Is the Commission supportive of the conceptual mass, scale and height of the buildings?**

The proposed buildings are four-stories in height possessing additional mass in key locations to create a visual feature. The applicant has indicated the buildings are simple, modern, block masses to mimic the mass of the surrounding office building. The existing office building to the north is nine-story building and the existing office building to the east is a four-story building. The proposal is consistent with the Community Plan recommendation for buildings between four and eight stories in height. The DCAP plan includes Design Principles beginning on page 62, which should be considered in regards to mass, scale, height and architecture.

4) **Is the Commission supportive of the proposed architectural character and building materials?**

The proposal includes conceptual building materials including Nichiha simulated wood panels as a secondary material and a dark gray brick as the primary material. Buildings in the surrounding area a combination of concrete, masonry, and glass. The Commission should provide feedback on the architectural character and materials at the formative stage of the project.

5) **Is the Commission supportive the conceptual development framework for the Future Phase?**

The applicant has provided a conceptual framework within which to consider Phase I. The framework identifies conceptual vehicular and open space connections as well as uses including a mix of residential including multi-family and townhomes.

6) **Any other considerations.**

5. Recommendation

- 1) Understanding the development framework plan, is the Commission supportive of the proposed use for the Phase I site, based on the Community Plan and surrounding context?
- 2) Does the Planning and Zoning Commission support the conceptual site layout including building, parking, and open space locations for Phase I?
- 3) Is the Commission supportive of the conceptual mass, scale and height of the buildings?
- 4) Is the Commission supportive of the proposed architectural character and building materials?
- 5) Is the Commission supportive the conceptual development framework for the Future Phase?
- 6) Any other considerations.