

**To:** Members of Dublin City Council

**From:** Dana L. McDaniel, City Manager

**Date:** November 2, 2021

**Initiated By:** Jennifer M. Rauch, AICP, Director of Planning  
Sarah Tresouthick Holt, AICP, ASLA, Senior Planner

**Re:** Resolution 64-21 – Acceptance of a Final Plat of approximately 23.09 acres for the Wright Way Corporate Park establishing a developable lot, two open space reserves, public right-of-way, and necessary easements located at the northeast corner of Emerald Parkway and Riverside Drive (Case #21-103FP).

## Summary

This is a request, as recommended for approval by the Planning and Zoning Commission, for acceptance of a Final Plat to subdivide ±23.09 acres into one 7.35-acre lot for economic development, two reserves (one for Ferris-Wright Park), a cul-de-sac bulb right-of-way for Wright Way, two No Disturb Zones, and a landscape easement. The site has not previously been subdivided, so this process is being undertaken to create a development-ready lot, create additional public right-of-way to complete the cul-de-sac for Wright Way, memorialize an agreements with neighbors, and formalize the park site.

## Process

The platting process is solely for the subdivision of the properties to identify property lines, establish easements, provide open space dedication, and create public rights-of-way. The site layout, architectural character, and open space design for any future development are approved separately by the required reviewing bodies.

## Background

The Planning and Zoning Commission reviewed and recommended approval for the Final Plat request on October 7, 2021, finding that the proposal meets the review criteria. This application was reviewed in conjunction with a Rezoning request for the southern portion of this site, which was introduced at City Council on October 25, 2021 (Ordinance 70-21).

## Details

The 23.09-acre plat has approximately 1,300 feet of frontage along Emerald Parkway and 500 feet of frontage along Riverside Drive. Access to the site is only via Wright Way, a public street. Additionally, the Ferris-Wright Park portion of the request has approximately 550 feet of frontage on Bright Road. The site is comprised of numerous, previously-divided parcels totaling 23.09 acres.

The platting request creates one lot for development proposed at 7.35 acres and two open space reserves: Reserve A is 1.66 acres to preserve a sensitive wooded and steeply sloped area, and Reserve B for the existing Ferris-Wright Park at 13.33 acres. Additionally, a cul-de-sac right-of-way (.253 acres) for the terminus of Wright Way is to be dedicated. Two No Disturb Zones are created to protect sensitive stream habitat along the north portion of the development lot. Finally,

a landscape easement on Wright Way, as previously negotiated with adjacent residential neighbors, is created to finalize that agreement.

The Subdivision Regulations require the provision of .46 acres of open space. A total of 14.99 acres of open space is proposed in the two reserves. Reserve A and additional No Disturb Zones were created in conjunction with Ohio Department of Natural Resources, Ohio Division of Wildlife, the U.S. Fish and Wildlife Service, coordinated through the City's consultant, Hull and Associates, who conducted the environmental survey and research. Additionally, City staff also surveyed the site to further assist in the location of the Reserve A line, which coincides with the tree line and the start of the slope that descends to Riverside Drive.

### **Recommendation of the Planning and Zoning Commission**

The Planning and Zoning Commission reviewed and recommended approval to City Council of the Final Plat at the October 7, 2021 meeting with one standard condition:

#### *Final Plat*

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

The applicant has met the condition for the plat.

### **Recommendation**

Staff recommends acceptance of the Resolution for the Final Plat.

RECORD OF RESOLUTIONS

GOVERNMENT FORMS & SUPPLIES 844-224-3338 FORM NO. 30045

Resolution No. 64-21 Passed , 20

A RESOLUTION APPROVING AND ACCEPTING THE FINAL PLAT FOR THE PLATTING OF APPROXIMATELY 23.09 ACRES TO ESTABLISH ONE NEW PARCEL APPROXIMATELY 7.354 ACRES, TWO RESERVES, AND PUBLIC RIGHT-OF-WAY, IN THE WRIGHT WAY CORPORATE PARK, TO BE ZONED SO, SUBURBAN OFFICE AND INSTITUTIONAL, LOCATED NORTHEAST OF THE INTERSECTION OF RIVERSIDE DRIVE AND EMERALD PARKWAY (CASE 21-103FP).

WHEREAS, application for approval of the plat for Wright Way Corporate Park has been made under Chapter 152 of the Codified Ordinances of the City of Dublin; and

WHEREAS, the plat application has been reviewed by the Planning and Zoning Commission, which has recommended approval and acceptance of the plat; and

WHEREAS, the Council has considered the recommendation of the Planning and Zoning Commission, the reports of staff, and the subdivision requirements of Chapter 152 of the Codified Ordinances of the City of Dublin, and desires to approve said plat;

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Dublin, State of Ohio, of the elected members concurring that:

Section 1. The City Council hereby approves and accepts the plat for Wright Way Corporate Park, attached hereto and incorporated by reference as Exhibit A.

Section 2. The City Manager, Law Director, Clerk of Council, and any other required City employee or official are authorized to execute the plat on behalf of the City.

Section 3. Pursuant to Section 4.04 of the Charter, this resolution shall take effect immediately upon passage.

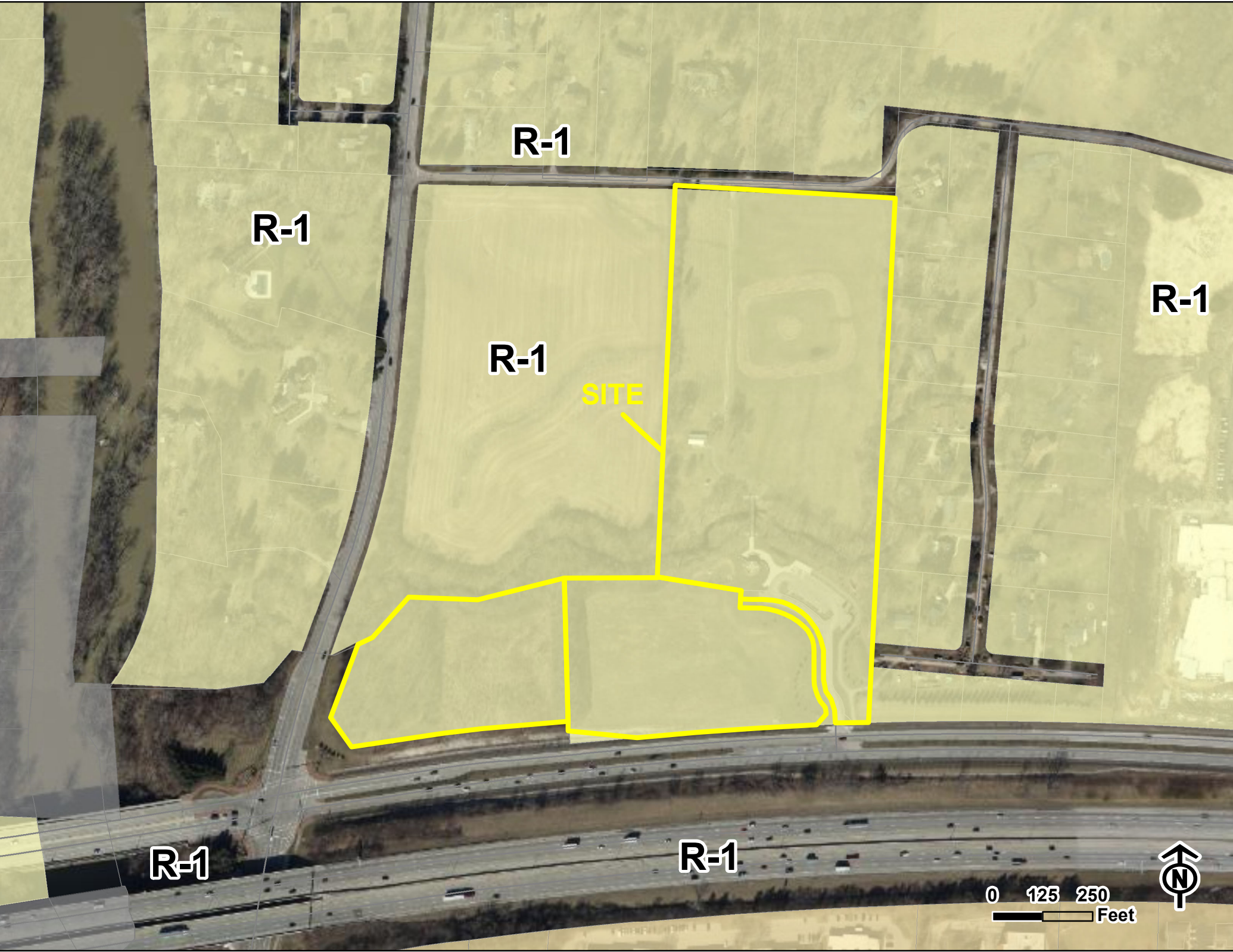
Passed this day of , 2021.

Mayor – Presiding Officer

ATTEST:

Clerk of Council





0 125 250  
Feet







City of Dublin

21-103FP  
Final Plat  
4420 Emerald Parkway

0 180 360  
Feet





8/13/2021 1:08 PM c:\clients\active\city\06027\design\drawing\exhibits\06027-final\_plat.dwg 10:00am

Situated in Lots 16, 17, and 13 in Quarter Township 2, Township 2, Range 19, United Sates Military Lands, City of Dublin, Franklin County, Ohio, being part (Parcels 273-009067-00, 273-008414-00) and all of (Parcel 273-073013-00) as conveyed to THE CITY OF DUBLIN, by Instrument Number 201812260173556, 201011230159006, and 201806180080756, of the Franklin County Recorder's Office.

The undersigned, THE CITY OF DUBLIN, OHIO, an Ohio municipal corporation, by DANA McDANIEL, City Manager, owner of the lands platted herein, duly authorized in the premises, do hereby certify that this plat correctly represents the "WRIGHT WAY CORPORATE PARK" a subdivision containing Lot 1 and Reserve "A", do hereby accept this plat of same and dedicate to public use, as such, all or parts of the Ways shown hereon and not heretofore dedicated.

The undersigned further agrees that any use or improvements made to this land shall be in conformity with all existing valid zoning, platting, health, or other lawful rules and regulations including the applicable off-street parking and loading requirements of the City of Dublin, Ohio, for the benefit of itself and all other subsequent owners or assigns taking title from, under, or through the undersigned.

Easements are hereby reserved in, over, and under areas designated on this plat as "Landscape/Entry Sign Easements". The aforementioned designated easements permit the construction, operation, and maintenance of all public and quasi public utilities and the cable television industry above, beneath, and on the surface of the ground and, where necessary, are for the construction, operation, and maintenance of service connections to all adjacent lots and lands and for stormwater drainage within those areas designated "Landscape/entry Sign Easements" on this plat, and additional easements is hereby reserved for construction, operation, and maintenance of vegetation, entry signs, landscaping features, and other landscape materials or features.

In Witness thereof, DANA McDANIEL, City Manager of THE CITY OF DUBLIN, hereunto set his hand this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

THE CITY OF DUBLIN, OHIO:

Signed and acknowledged in the presence of:

SIGN: \_\_\_\_\_  
PRINT: \_\_\_\_\_

By: \_\_\_\_\_  
DANA McDANIEL, City Manager

SIGN: \_\_\_\_\_  
PRINT: \_\_\_\_\_

STATE OF OHIO  
COUNTY OF FRANKLIN ss:

Before me, a Notary Public in and for said State, personally appeared DANA McDANIEL, City Manager of THE CITY OF DUBLIN, OHIO, who acknowledged the signing of the foregoing instrument to be his voluntary act and deed and the voluntary act and deed of THE CITY OF DUBLIN, OHIO for the uses and purposes therein expressed.

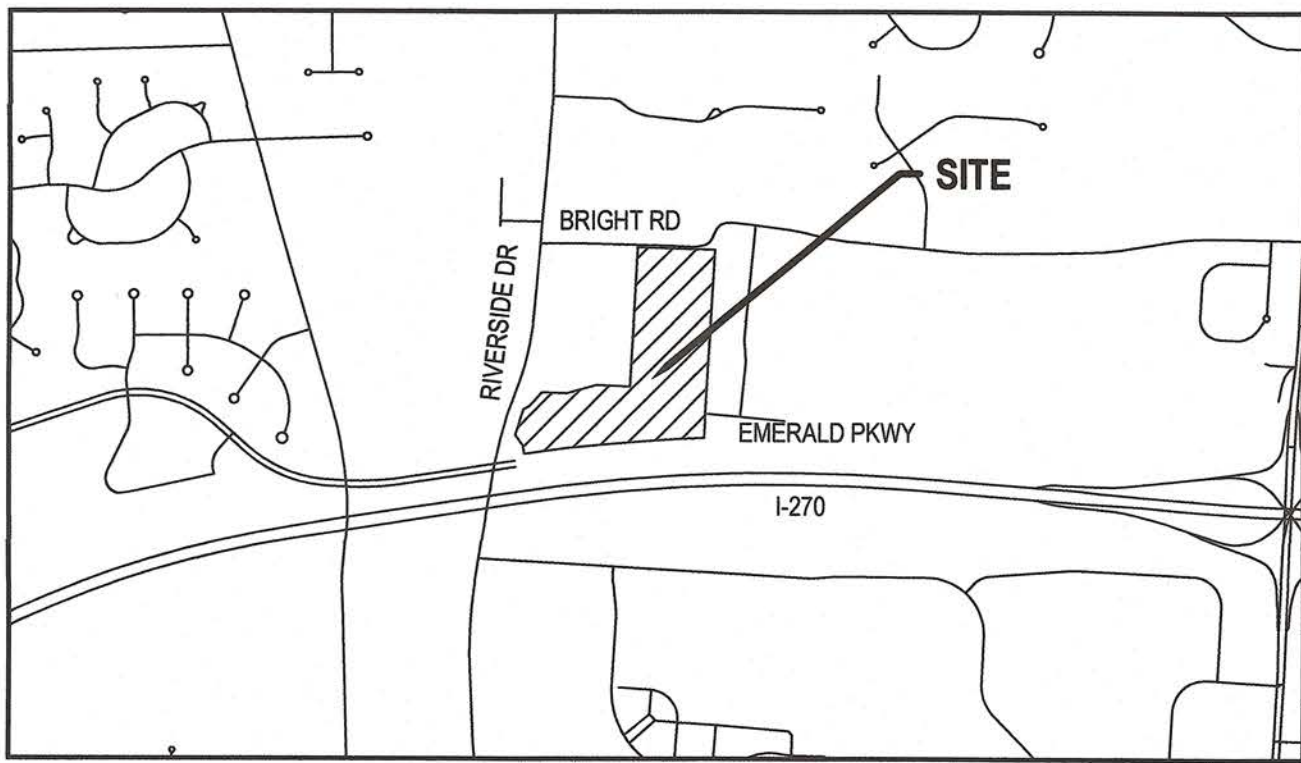
In witness whereof, I have hereunto set my hand and affixed my official seal this \_\_\_\_ day of \_\_\_\_\_, 2021.

My commission expires: \_\_\_\_\_  
Notary Public State of Ohio

I do hereby certify that I have surveyed these premises, prepared the attached plat and that said plat is correct. All dimensions are shown in feet and decimal parts thereof and dimensions shown along curves are chord measurements.



\_\_\_\_\_  
Jeremy L. Van Ostran, P.S. #8283



LOCATION MAP NOT TO SCALE

#### APPROVALS

Approved this \_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
Director of Planning  
City of Dublin, Ohio

Approved this \_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
Director of Engineering/ City engineer  
City of Dublin, Ohio

Approved by Resolution \_\_\_\_\_ this \_\_\_\_ day of \_\_\_\_\_, 20\_\_, by vote of Council, wherein all of Wright Way and easements dedicated hereon are accepted as such by the Council of the City of Dublin, Ohio.

In witness thereof I have  
hereunto set my hand and  
affixed my seal this \_\_\_\_ day  
of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Clerk of Council, Dublin, Ohio

Transferred this \_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
Auditor, Franklin County, Ohio

Filed for record \_\_\_\_ day of \_\_\_\_\_, 2021,  
at \_\_\_\_ M.

Fee \$ \_\_\_\_\_

File No. \_\_\_\_\_

\_\_\_\_\_  
Deputy Auditor, Franklin County, Ohio

Recorded this \_\_\_\_ day of \_\_\_\_\_, 2021.

Plat Book \_\_\_\_\_, Pages \_\_\_\_\_

\_\_\_\_\_  
Recorder, Franklin County, Ohio

\_\_\_\_\_  
Deputy Recorder, Franklin County, Ohio

## FINAL PLAT WRIGHT WAY CORPORATE PARK

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF DUBLIN, QUARTER  
TOWNSHIP 2, LOTS 16, 17 AND 13, TOWNSHIP 2, RANGE 19,  
UNITED STATES MILITARY LANDS

#### SURVEYOR DATA:

#### BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREIN ARE BASED ON OHIO STATE PLANE COORDINATE SYSTEM. SOUTH SYSTEM, NAD83(2011), GEOID12A.

#### ZONING:

R-1.

#### BUILDING SETBACKS:

RIVERSIDE DRIVE - 112'

EMERALD PARKWAY - 100'

WRIGHT WAY - 25.5'

#### ACREAGE IN "WRIGHT WAY CORPORATE PARK":

7.354 ACRES IN LOTS

1.662 ACRES IN RESERVE "A"

13.332 ACRES IN RESERVE "B"

0.751 ACRES IN RIGHT-OF-WAY (TOTAL)

(0.253 ACRES OF NEW R/W FROM PARCEL 273-008414-00)

(0.498 ACRES FROM EXISTING PARCEL 273013013-00 TO BE CONVERTED TO R/W)

23.099 ACRES TOTAL

#### SOURCE OF DATA

THE SOURCES OF RECORDED SURVEY DATA REFERENCED IN THE PLAN AND TEXT OF THIS PLAT ARE THE RECORDS OF THE FRANKLIN COUNTY, OHIO, RECORDER.

#### IRON PINS:

IRON PINS, WHERE INDICATED HEREON, UNLESS OTHERWISE NOTED, ARE TO BE SET AND ARE 5/8" IRON REBAR, THIRTY INCHES IN LENGTH WITH A RED PLASTIC CAP "HULL 8283".

#### PERMANENT MONUMENTS SET:

MONUMENTS, WHERE INDICATED HEREON, UNLESS OTHERWISE NOTED, ARE TO BE 6" ROUND CONCRETE WITH 5/8" REBAR 30" IN LENGTH WITH RED ID CAP "HULL 8283".

FIRM COMMUNITY PANEL No.: 39049C0151K  
FLOOD ZONE: X  
EFFECTIVE DATE: 06/17/2008

#### RESERVE "A":

Reserve "A" shall be owned and maintained by the City of Dublin for the purpose of common passive open space. Improvements are limited to shared use paths, entry features, seating, landscaping and/or stormwater management facilities. Trees in this area shall be protected against injury or damage to branches, trunks or roots from construction and excavation.

#### RESERVE "B":

Reserve "B" shall be owned and maintained by the City of Dublin for the purpose of Ferris-Wright Park.

Hull & Associates, Inc.  
Surveyors, Ohio License  
No. 00000000000000000000  
Phone: (740) 344-5461  
www.hullinc.com

**HULL**  
Environment / Energy / Infrastructure

WRIGHT WAY CORPORATE PARK

DUBLIN, OHIO

FINAL PLAT

JOB NUMBER:

DUB027

1/3





8/15/2021 1:09 PM F:\clients\active\dub\ub027\design\working\utilities\ub027-final\_plat.dwg kblaine



# FINAL PLAT

## WRIGHT WAY CORPORATE PARK

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF DUBLIN, QUARTER  
TOWNSHIP 2, LOTS 16, 17 AND 13, TOWNSHIP 2, RANGE 19,  
UNITED STATES MILITARY LANDS

NOTE 1: NO DISTURB ZONE IS AN AREA THAT SHALL NOT BE PHYSICALLY DISTURBED IN ORDER TO PRESERVE EXISTING NATURAL FEATURES. TREES OR OTHER SIGNIFICANT VEGETATION MUST REMAIN IN THEIR NATURAL CONDITION AND MAY NOT BE REMOVED FROM SUCH ZONE. GRADING ACTIVITIES AND THE PLACEMENT OF UTILITIES ARE ALSO PROHIBITED WITHIN THIS AREA, UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER. UTILITIES MAY ONLY CROSS AT RIGHT ANGLES THROUGH A NO-DISTURB ZONE, IF NECESSARY, AND DESIGNED TO MINIMIZE IMPACTS. ALL STRUCTURES, INCLUDING BUT NOT LIMITED TO, BUILDINGS, PARKING, DRIVEWAYS, SIDEWALKS, SHEDS, SWIMMING POOLS, PATIOS, DECKS, OR OTHER ACCESSORY STRUCTURE, SWING SET/PLAY STRUCTURES, FENCES, ANTENNAE, AND BASKETBALL COURTS OR OTHER SPORTS COURTS ARE PROHIBITED WITHIN A NO-DISTURB ZONE.

NOTE 2: THE CITY OF DUBLIN, OHIO MAY RESTRICT OR ELIMINATE ON-STREET PARKING, WHERE INDICATED HEREON, WITHIN THE WAYS DEDICATED HEREON. THE OWNERS OF THE FEE SIMPLE TITLES TO ALL OF THE LOTS IN WRIGHT WAY CORPORATE PARK, THEIR HEIRS, SUCCESSORS AND ASSIGNS, HEREBY WAIVE ANY AND ALL OBJECTIONS TO SAID PARKING RESTRICTION OR ELIMINATION.

NOTE 3: AREA DESIGNATED AS LANDSCAPE/ENTRY SIGN EASEMENT ON THIS PLAT IS FOR CONSTRUCTION, OPERATION, AND MAINTENANCE OF VEGETATION, ENTRY SIGNS, LANDSCAPE FEATURES, AND OTHER LANDSCAPE MATERIAL OR FEATURES. VEGETATION, ENTRY SIGNS, LANDSCAPE FEATURES, AND OTHER LANDSCAPE MATERIAL OR FEATURES SHALL NOT BE IN CONFLICT WITH THE APPROVED INTERSECTION SIGHT DISTANCE FOR DEVELOPMENT. REVIEW OF THE APPROVED ENGINEERING PLANS AT THE CITY OF DUBLIN SHOULD BE CONDUCTED PRIOR TO INSTALLATION OF LANDSCAPING/ENTRY SIGN.

LEGEND	
	PROPERTY LINE - EXISTING
	PROPERTY LINE - PROPOSED
	PROPERTY LINE ADJOINERS - EXISTING
	GOVERNMENT LOT LINE - EXISTING
	CENTERLINE OF RIGHT-OF-WAY - EXISTING
	EASEMENT UTILITY - EXISTING
	RIGHT-OF-WAY LINE - EXISTING
	RIGHT-OF-WAY LINE - PROPOSED
	LIMITED ACCESS RIGHT-OF-WAY LINE - EXISTING
	NO DISTURB ZONE (SEE NOTE 1)

NO.	DATE	PLAN ISSUE/REVISION	DRAWN KIT	CHECKED JLV	DATE 03/08/2021

HULL & ASSOCIATES, INC.  
58 Grant Street  
Dublin, Ohio 43017  
Phone: (614) 244-6461  
www.hullinc.com

WRIGHT WAY CORPORATE PARK  
DUBLIN, OHIO  
FINAL PLAT

JOB NUMBER:  
DUB027

3/3





## RECORD OF ACTION

**DRAFT**

# Planning & Zoning Commission

Thursday, October 7, 2021 | 6:30 pm

The Planning and Zoning Commission took the following action at this meeting:

**5. Wright Way Corporate Park at 4420 Emerald Parkway  
21-102PP/21-103FP Preliminary Plat/Final Plat**

Proposal:	Subdivision of a ±7.35-acre lot to establish two open space reserves and one public right-of-way.
Location:	Northeast of the intersection of Emerald Parkway with Riverside Drive.
Request:	Review and recommendation of approval to City Council for a Preliminary Plat and a Final Plat under the provisions of Zoning Code §152.000.
Applicant:	Dana L. McDaniel, City Manager, City of Dublin
Planning Contact:	Sarah T. Holt, AICP, ASLA, Senior Planner
Contact Information:	614.410.4662, sholt@dublin.oh.us
Case Information:	www.dublinohiousa.gov/pzc/21-102 and 21-103

**MOTION 1:** Mr. Grimes moved, Mr. Scheiner seconded, to recommend approval to City Council for the Preliminary Plat with the following condition:

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

**VOTE:** 3 – 2 – 1

**RESULT:** The recommendation of approval to City Council for the Preliminary Plat passed.

**RECORDED VOTES:**

Jane Fox	Abstain
Warren Fishman	No
Mark Supelak	Yes
Rebecca Call	Absent
Leo Grimes	Yes
Lance Schneier	Yes
Kim Way	No

**MOTION 2:** Mr. Grimes moved, Mr. Scheiner seconded seconded, to recommend approval to City Council for the Final Plat with the following condition:

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

**VOTE:** 3 – 2 – 1

**5. Wright Way Corporate Park at 4420 Emerald Parkway  
21-102PP/21-103FP Preliminary Plat/Final Plat**

**RESULT:** The recommendation of approval to City Council for the Final Plat passed.

**RECORDED VOTES:**

Jane Fox	Abstain
Warren Fishman	No
Mark Supelak	Yes
Rebecca Call	Absent
Leo Grimes	Yes
Lance Schneier	Yes
Kim Way	No

**STAFF CERTIFICATION**

---

Sarah Tresouthick Holt, AICP, ASLA,  
Senior Planner



Mr. Supelak stated that the next two cases concern the same property and would be heard together.

**4. Wright Way Corporate Park at 4420 Emerald Parkway, 21-101Z Rezoning**

A request for the Rezoning of two parcels from Restricted Suburban Residential District to Suburban Office and Institutional District. The 9.01-acre site is northwest of the intersection of Emerald Parkway with Riverside Drive.

**5. Wright Way Corporate Park at 4420 Emerald Parkway, 21-102PP/21-103FP, Preliminary/Final Plat**

A request for a subdivision of a +/- 7.35-acre lot to establish two open space reserves and one public right-of-way. The site is northwest of the intersection of Emerald Parkway with Riverside Drive

**Staff Presentation**

Ms. Holt stated that this is a request for rezoning of two parcels from R-1, Restricted Suburban Residential to SO, Suburban Office and Institutional District and subdivision of a +/- 7.35-acre lot to establish two open space reserves and one public right-of-way. The 9.01-acre site is located northeast of the intersection of Emerald Parkway with Riverside Drive. The applicant is the City of Dublin Economic Development Department. The intent of the rezoning and platting applications is to create one developable lot for economic development purposes. The two lots on the south side of the acreage are the lots intended for rezoning. Ferris Wright Park extends north to Bright Road. The current zoning is R1, Restricted Suburban Residential. The rezoning request is for the 9.016 acres to be rezoned to SO, Standard Office and Institutional District for the Wright Way Corporate Park. The rezoning request conforms with both the Future Land Use Map and the Thoroughfare Plan, components of the Community Plan. The rezoning application meets the criteria for a Standard Zoning District, and staff recommends the Commission provide a recommendation of approval to City Council. In addition to the area intended for development, also created will be Reserve A, a landscape easement, a cul-de-sac right-of-way, and Reserve B for Ferris Wright Park. Reserve A located on the western portion of the site will preserve woods and steep slopes. There is a no disturb area to accommodate a stream that runs immediately off site. The lot intended for development is in the center of the site. A cul-de-sac right-of-way will be created for Wright Way. On the east side of the site is a landscape easement, which will create a slight buffer between the residential area to the east. All Preliminary and Final Plat criteria have been met, and staff recommends approval with one condition.

**Commission Questions**

Ms. Fox requested clarification of the site width. The GIS map on Dubscovery does not depict Reserve A as encompassing most of the woods and slope. She would like clarification of the area of Reserve A and its width from Riverside Drive to the lot line. She is having difficulty comprehending the extent of the woods, specifically, where the tree line starts and stops and if it is part of Reserve A.

Ms. Holt stated that on the drawing, there is a distinct line 1/5<sup>th</sup> the distance of the southern portion anticipated to be rezoned, which coincides with Reserve A. It is approximately 230 feet wide.

Ms. Fox stated that she measures the widest width at approximately 280 feet. Is that at the tree line?

Mr. Hendershot stated that the dimensions shown on the Plat are correct. The 96 feet listed is the bearing for the tangent along the right-of-way. In the table on the top left of the plat, in the curve, a length is added to the 96 feet; therefore, the length of Reserve A is wider than 96 feet.

Ms. Fox stated that if that is at the tree line, she is satisfied.

Mr. Hendershot clarified the Reserve line on the plat.

Mr. Way stated that he would like to pose a larger question: does the City really need to put office space on this site? There is an existing park here, which contains an element of historical significance. There is a

residential subdivision to the east and an elementary school. On Emerald Parkway to the east, there is a significant amount of land, which is already zoned for Office.

Ms. Rauch stated that it is currently zoned Residential but the Future Land Use map shows it as Office, as it does for this site, as well.

Mr. Way inquired what the zoning is of the property north of the stream.

Ms. Holt responded that the area is zoned R-1, and it is identified as Parks and Open Space in the Community Plan.

Mr. Way stated that this corner of Emerald Parkway and Riverside is very precious, and he is happy that it will be reserved and not built upon. The stream is an interesting open space connection that leads to the river, and there are many important environmental components. There is also the historic park and the parking for the park. The investment for that park was relatively recent. This small piece of 7 acres seems to have become an island. Is that precious 7 acres really needed for additional Office Space, or could we preserve the entire site as open space based on the historic nature of the Indian Mounds at Ferris Wright Park?

### **Applicant Presentation**

Colleen Gilger, City Economic Development Director, stated that the City does need office space. When the City purchased the land, it also considered the Future Land Use Plan. We were aware of the Indian Mounds located north of the stream and knew that maintaining that stream was very important to City Council. There are several caves and falls within that area. When the City purchased the site further to the west, it was with the intent for an office site. As a reminder, the purpose of the construction of Emerald Parkway was to create an artery for future office development.

Mr. Way pointed out that there are also 1,000 acres available within the West Innovation District. This area is a precious part of the City along the river, a gateway at Emerald Parkway and Riverside Drive. He is aware that Emerald Parkway was constructed to open up the area for development, but given all that exists here, including the school, he would like to ask his fellow Commissioners if what is proposed is the right thing to do.

Mr. Fishman stated that although Emerald Parkway was constructed in anticipation of future office, due to the proximity of I-270, it was intended to have limited access. The access to the proposed office development cannot be from the park or Riverside Drive, so the only access will have to be from Emerald Parkway.

Ms. Gilger clarified that the development would share the park driveway; there would not be another curbcut. Creating another curbcut would require extensive blasting, due to the slope of the land, which would sacrifice too much of the acreage. Because of the limited acreage, nothing exceeding 50,000 square feet will fit on the site. The site will be marketed to small office users requiring 50,000 square feet or less. This is consistent with the Community Plan, which indicates small office development here.

Mr. Fishman noted that factors have changed since the Community Plan was adopted. He is happy, however, that no additional access would be created.

Ms. Fox inquired the anticipated height of the buildings.

Ms. Gilger stated that the buildings would be no more than two stories.

Ms. Fox inquired what percent of the site a 50,000 square foot building would encompass.

Ms. Holt responded that the maximum lot coverage is 70 percent, including parking.

Ms. Fox stated that Mr. Way has posed some very important points. If there were to be any development here, it would need to be extremely sensitive to the stream, which has historical significance. The Community Plan's Future Land Use Plan calls for all of the area to the north to be preserved as park and open space and not be developed. The Community Plan also provides for pedestrian connectivity from Riverside Drive along that stream bed, throughout this area and to the historic park. If this site were to be rezoned, it would be



extremely important to understand that the sensitivity of the site must be preserved. Typically, visibility of commercial properties is anticipated. However, instead of this site being a focal point, it should be cradled within the surrounding beautiful landscape. The surroundings should remain the focal point.

Ms. Gilger responded that, interestingly, previous projects that had some interest in this site desired that their buildings be located further to the west, tucked more into the landscaping. Because this property is City-owned, it would be necessary to seek an economic development agreement from City Council before selling, transferring or incentivizing the land.

Mr. Fishman stated that when Emerald Parkway was developed, other than Cardinal Health, the intent was that there would not be accesses off the roadway. Buildings would be located back from the roadway, but would be tall ensuring visibility from I-270. The land was considered very valuable due to its proximity to I-270. Now, factors are different and this area is very sensitive. He believes further study is warranted before making a decision.

Ms. Gilger stated that it was anticipated that building heights would gradually increase from Riverside Drive to Bright Road and toward Sawmill Road. The Community Plan shows small, one to two-story office next to residential, and this site and the school are the only uses adjacent to the residential neighborhood. Buildings constructed east of the school will be taller.

Ms. Fox inquired if Suburban Office Institutional zoning permitted no height greater than two stories or if it was designated by the Community Plan for this area.

Ms. Gilger responded that it reflects the City's agreement with the surrounding neighborhood. A 3-story project was previously approved, to which the neighborhood objected. Consequently, a decision was made that any future development proposals would not exceed two stories.

Mr. Supelak inquired if the development would be a PUD.

Ms. Rauch responded that, as currently proposed, it would be a standard district. Staff has engaged the neighborhood in discussions regarding the City's plans.

Ms. Gilger noted that because it is a City-owned site, the City has discretion concerning the end user.

Mr. Boggs stated that, as previously noted, any economic development agreement, whether it be for sale or lease of the property, must be considered by City Council. In that circumstance, Council would act as the property owner and be able to impose restrictions. There would not be the same due process considerations inherent with the City's zoning authority.

Ms. Fox inquired if the Commission has concerns due to the sensitivity of this site, what would be the appropriate method to ensure Council was made aware of those concerns.

Mr. Boggs responded that this discussion will be reflected in the history that Council will be provided with the application. There is an able representative of the Commission who sits on Council, who can relay those concerns. The Commission is a recommending body for rezonings. If the Commission were to put conditions on its recommendation, and Council were to disagree with those conditions or consider them to be too restrictive, per the City Charter, five votes of Council would be required to remove the condition recommended by the Commission. A super majority vote of Council could overturn a condition.

Mr. Supelak stated that there is unease on the Commission with this application. However, there are future steps in the process, wherein this unease either can be assuaged or it be prohibited from going forward. Provided the Commission can articulate its unease, he is not adverse to moving forward with the recommendation. That would be with the understanding that the Commission will have future opportunities to address the concerns, if desired.

Mr. Way stated that he will argue that there is a higher community purpose for this piece of land than what has been proposed today. He would like this to be discussed and explored before moving forward with this

application. Due to the proximity of the Dublin Arts Council, perhaps the site might have an arts-related focus in addition to its historic nature.

Mr. Supelak responded that he believes this site has the potential to be something remarkable for the City, and Suburban Office may not be it. He is unsure how that plays into the Commission's consideration tonight.

Mr. Boggs stated that he would presume that the reason the City is requesting to rezone the site to Suburban Office at this point is to aid the City in marketing this property. Suburban Office may not necessarily be its final zoning, once a suitor is selected by the City. Would that be a fair assumption?

Ms. Gilger responded that would be a fair assumption, although this use is considered the best fit.

Mr. Boggs stated that it is also entirely possible that, in addition to an economic development agreement, which could attach some conditions and which would be considered by City Council, the eventual user of this property could request a PUD approval from the Commission.

Ms. Gilger responded that is possible, also.

Mr. Boggs stated that the point is that this is not the last word on how this site will be used; it is the first step.

Mr. Way stated that if, however, the site were left in its current zoning, the Commission could receive a future application proposing a use other than Suburban Office.

Mr. Boggs responded that its current zoning is Residential; the Future Land Use Plan identifies it as Suburban Office. Other than re-opening the conversation concerning the Future Land Use for this site, which the Commission might be suggesting, the reason City administration has submitted this application is that they believed the use had already been determined.

Mr. Way responded that the reason for his suggestion that the Commission discuss the potential use of this area further is that he believes the Future Land Use map for this site might be incorrect and should be reconsidered.

Mr. Schneier stated that he has a process question. The City purchased this land and determined what the highest and best use would be for the City, no doubt with Economic Development's input. It is not necessarily the intent that the Commission rubberstamp that, but if we substitute our judgment, would it be possible for the City to request a zoning appeal, and ultimately take it to City Council? The end result could be the same because, presumably, this is what City Council wants.

Mr. Boggs responded that property rezonings and plat approvals are legislative decisions with the final decisions made by City Council. The Commission is a recommending body with respect to both rezonings and plats.

Mr. Schneier stated that in the end, this is not the Commission's decision; we provide only a recommendation. In view of that, he would favor making a recommendation of approval.

Ms. Fox stated that she would like to re-assure the Commissioners of an important point. The Planning and Zoning Commission is the citizens' commission, and provides the citizens' opinions as to what they would like to see developed. They recommend their opinions to City Council. If the Commission disagrees or agrees with a proposal, City Council considers that. They should not focus on Council's ultimate decision. If the Commission does not express its opinion, Council would not be aware of it. The Commission does not serve as a rubber stamp. As representatives of the residents, their opinions make a difference. Their opinion may differ, but it is important for Council to hear the Commission's honest opinion.

### **Public Comment**

Linda Paulsen, 4158 Bright Road, Dublin, OH, stated that she and her husband recently moved from Houston to Dublin, and are happy with that decision. She did not anticipate the late hour of this meeting, but she has learned a great deal in the process. One of the most significant things she has learned is that this Commission is very thorough and considers every detail. She is hopeful that they also look at the issue of greenspace with the same level of detail. It is easy to look at business and tax revenue as progress. It is, and she has no objection to business. She does not yet know Dublin as well as the Commission. Perhaps the City goes need more business space, but she would ask the Commission to consider very carefully what she heard Mr. Way,



Ms. Fox and others say – that this parcel is very special. She requests that not only because she lives nearby, but because this site is special to the Dublin. She would urge the Commissioners to do as Ms. Fox encouraged -- give your voice to City Council. Let them know that this is a very special greenspace, and that there is ample space elsewhere for more business. It does not appear that this site offers much space for business, anyway. If you are familiar with this site at all, you are aware that the parking lot at Ferris Wright Park is very small, accommodating only 20 vehicles. If the City adds a business in there, people from that business will be using this parking lot, particularly if the access to the business is through the parking lot. She agrees that the best use of this land is not business. It provides a wonderful, beautiful greenspace for Dublin, and she requests the City to preserve it as such.

Mr. Supelak inquired if the approval of the plats is contingent upon the approval of the rezoning. Mr. Boggs responded that the approval of the plats does not necessarily hinge upon the recommendation of approval for the rezoning.

Mr. Grimes moved, Mr. Schneier seconded a recommendation of approval of the rezoning.

Vote on the motion: Mr. Fishman, no; Mr. Way, no; Mr. Schneier, yes; Mr. Grimes, yes; Mr. Supelak, no; Ms. Fox abstained, noting that this vote should be an opinion of the citizens, and she will have a final vote on the application.

[Motion failed 2-3 with 1 abstention.]

Mr. Grimes moved, Mr. Schneier seconded a recommendation of approval of the Preliminary Plat with one condition:

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

Vote on the motion: Mr. Way, no; Mr. Schneier, yes; Mr. Fishman, no; Mr. Grimes, yes; Mr. Supelak, yes; Ms. Fox abstained.

[Motion passed 3-2 with 1 abstention.]

Mr. Grimes moved, Mr. Schneier seconded a recommendation of approval of the Final Plat with one condition:

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

Vote on the motion: Mr. Supelak, yes; Mr. Grimes, yes; Mr. Fishman, no; Mr. Way, no; Mr. Schneier, yes; Ms. Fox abstained.

[Motion passed 3-2 with 1 abstention.]

Mr. Grimes noted that the current time is past 10:30 p.m. Does the Commission proceed with case reviews?

Mr. Boggs responded that, according to the Planning and Zoning Commission Rules of Order, no new items are to be heard after 10:30 pm. However, that rule can be waived by an affirmative vote of 5 to suspend the rules.

Consensus of the Commission was not to waive the rules. The additional case will be rescheduled to a future agenda.

## **OTHER ACTIONS**

- Ms. Martin noted the need to schedule an additional meeting in November to accommodate the case load. Commission members were requested to consider the date of Tuesday, November 16, 2021.

Mr. Supelak moved, Mr. Way seconded a motion to schedule a Special Meeting for Tuesday, November 16, at 6:30 p.m.

Vote on the motion: Ms. Fox, yes; Mr. Fishman, yes; Mr. Supelak, yes; Mr. Grimes, yes; Mr. Schneier, yes; Mr. Way, yes.

[Motion passed 6-0.]

- Ms. Martin noted that there is a need to reschedule the Thursday, December 9 regular PZC meeting due to a special City event occurring on that date.

Mr. Schneier moved, Mr. Way seconded a motion to re-schedule the Thursday, December 9 regular PZC meeting to Wednesday, December 8, at 6:30 p.m.

Vote on the motion: Mr. Fishman, yes; Mr. Way, yes; Mr. Schneier, yes; Ms. Fox, yes; Mr. Grimes; yes; Mr. Supelak, yes.

[Motion passed 6-0.]

## **COMMUNICATIONS**

- Ms. Martin stated that the developer of the northeast corner of Bright Road/Emerald Parkway site has requested a Commission site review preceding the November 4 consideration of a revised Concept Plan for senior housing. This site has a number of natural features and is significantly wooded. Per the Commission's Rules of Order permitting a 24-hour Special Meeting notice, staff will contact Commissioners via email with an a proposed date within the upcoming week. The previous Concept Plan considered by the Commission in 2020 has been emailed to Commissioners to facilitate their site review. Although the revised Concept Plan for the November 4 meeting is not yet finalized, they anticipate providing it early next week. Printed copies will be provided to the members to have in hand when they tour the site.
- The next regular PZC meeting is scheduled for 6:30 p.m., Thursday, October 14, 2021.

The meeting was adjourned at 10:45 p.m.

---

Chair, Planning and Zoning Commission

---

Assistant Clerk of Council



## 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

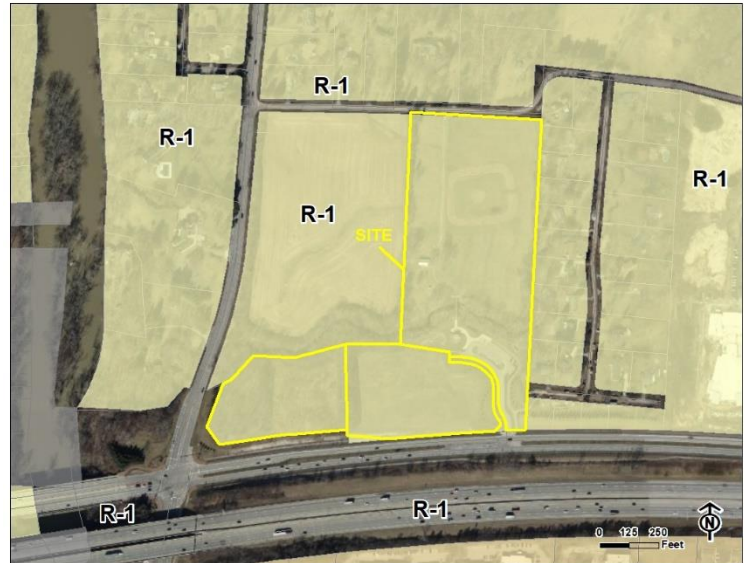
Sarah Tresouthick Holt, AICP, ASLA, Senior Planner  
(614) 410-4662

[sholt@dublin.oh.us](mailto:sholt@dublin.oh.us)

### 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



City of Dublin

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

0 180 360  
Feet





## 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 is 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.