



## PLANNING REPORT

# Planning & Zoning Commission

Thursday, November 3, 2022

## DUBLIN METRO PLACE MULTI-FAMILY 22-148CP

<https://dublinohiousa.gov/pzc/22-148>

### Case Summary

Location	North of Metro Place N, west of the intersection with Upper Metro Place.
Proposal	Informal review and feedback on the construction of a 5-story multi-family building on a 3.4-acre site.
Request	Request for an informal review and feedback of a future development application.
Zoning	BSD-SRN, Bridge Street District – Scioto River Neighborhood
Planning Recommendation	Consideration of the Discussion Questions.
Next Steps	Upon consideration of the Concept Plan, the applicant may incorporate the feedback and submit a Preliminary Development Plan and Rezoning for formal review by the Commission.
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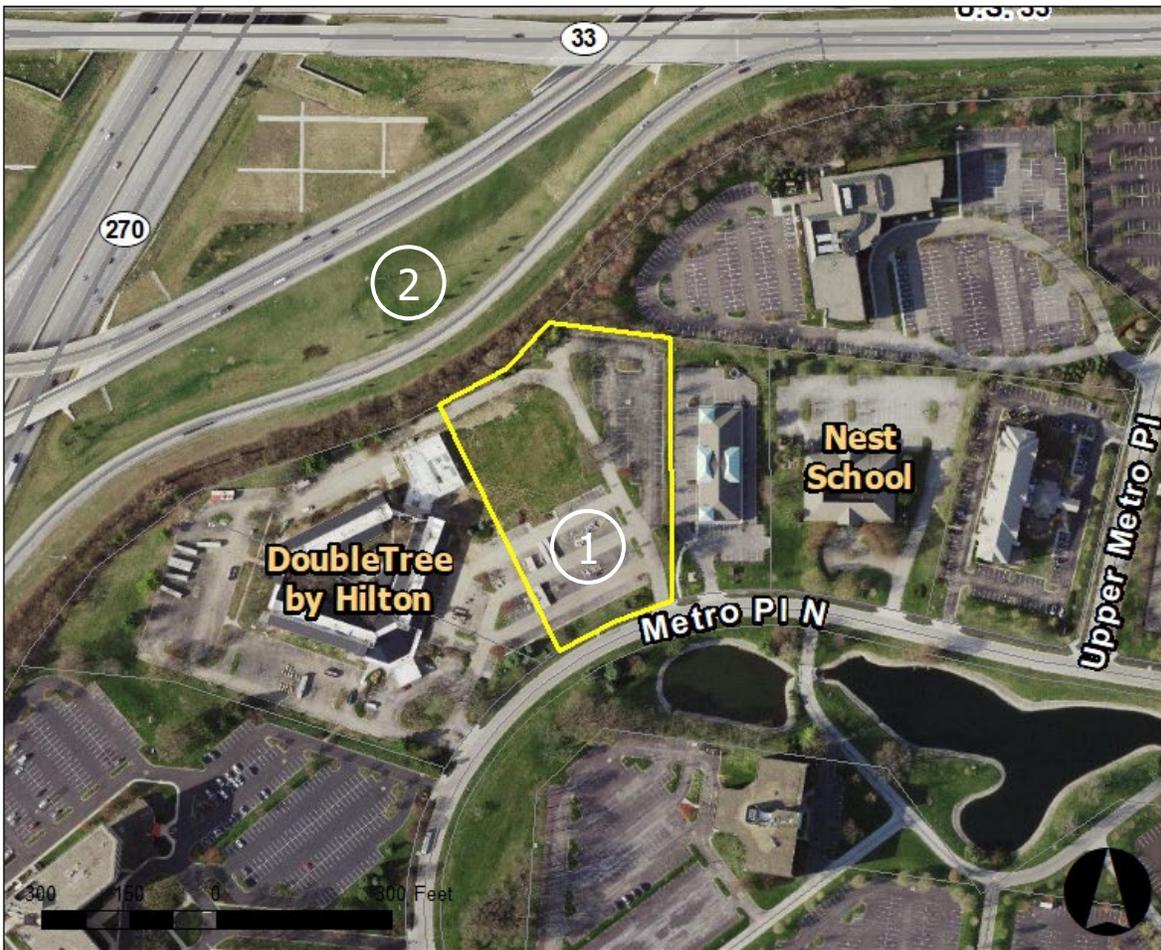
Site Location Map

22-148CP | Dublin Metro Place Multi-Family



Site Features

- ① Hotel parking lot
- ② I-270 Off-ramp



## 1. Background

### Site Summary

The 3.4-acre site is located east of the intersection of Metro Place N and Upper Metro Place. The site is currently included with the DoubleTree by Hilton parcel to the west, which in total is 10.7 acres. The applicant does intend to split the lot for the development of the project. The site is wholly contemplated within the Dublin Corporate Special Area Plan (DCAP). Presently, this portion of the site is undeveloped with the I-270 off-ramp to the north, office buildings to the east, a hotel to the west, and Metro Place N to the south.

### Site Information

#### *Surrounding Zoning and Land Use*

North: BSD-C, Commercial District (Office)

East: PUD, Planned Unit Development District (Medical Office)

South: PUD, Planned Unit Development District (Office)

West: PUD, Planned Unit Development District (Hotel)

#### *Natural Features*

The site is vacant with mature vegetation along the north property line, screening the property from I-270.

#### *Road, Pedestrian, and Bike Network*

The site has ±200 feet of frontage along Metro Place N (front), with ±240 feet of frontage along I-270 (rear). Sidewalks are provided along the Metro Place N frontage.

### Process

A Concept Plan (CP) is the first step which provides the opportunity for feedback at the formative stage of a project allowing PZC to provide non-binding feedback on a development concept. Following the CP, the applicant may submit a Preliminary Development Plan and Rezoning for formal review by PZC. The development process in a PUD includes:

- Step 1 – Concept Plan (CP)
- Step 2 – Preliminary Development Plan (PDP) / Rezoning
- Step 3 – Final Development Plan (FDP)

## 2. 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 PUD, Planned Unit Development District – Waterford Village. The site is located wholly within the boundaries of the Dublin Corporate Area Plan (DCAP), which is a Special Area Plan approved by City Council 2018. The 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. The plan recognizes that 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.

### 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.

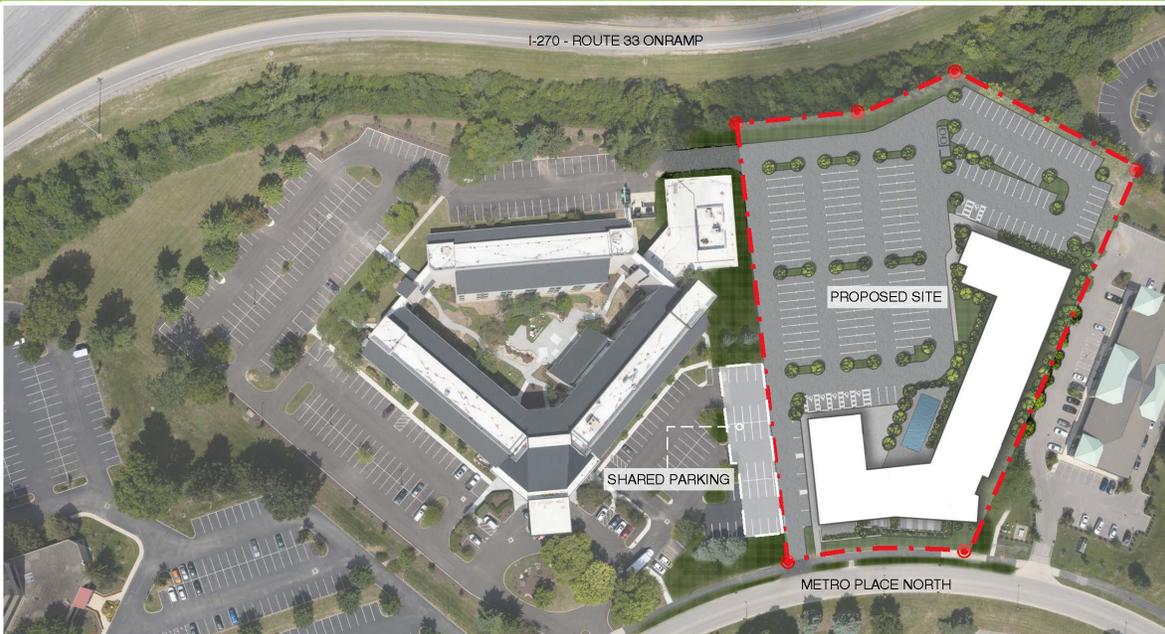
The FLU recommendation for the site is MUR-1 – Metro/Blazer. In detail:

*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.*

### 3. Proposal

The applicant is proposing the construction of a five-story, multi-family apartment building consisting of approximately 160 residential units, 7,380 square feet of residential amenities, 4,350 square feet of commercial space, 220 parking space, and associated site improvements.

#### Development Concept



## 4. Discussion Questions

The applicant is requesting a Concept Plan (CP) and non-binding feedback prior to the submission of a Preliminary Development Plan/Rezoning under the Review and Approval Process provisions as outlined in the Planned Unit Development Code Section. Discussion questions are framed for PZC to deliver feedback to the applicant.

**Planning Recommendation:** The Commission review and provide non-binding feedback regarding the conceptual development plan.

### Discussion Questions

#### **1) Is the Commission supportive of the proposed multi-family use?**

The applicant is proposing a new 5-story, multi-family residential building on the 3.4-acre site. The proposal includes 160 apartment units, which creates a density of the site of approximately 47 units / acre. The proposal includes residential amenities, such as a private pool and patio space outside, and a co-working and exercise space on the first floor of the building. Additional restaurant space is provided on the west end of the building.

The Community Plan includes a Future Land Use Plan, which directs the City on the future use of properties when a rezoning application is considered. This site is designated MUR-1: Metro/Blazer Sub-district, which calls for an introduction of a mix of uses, additional roadway connections, and strategic phased redevelopment. Specifically, uses that are targeted for this district 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). In addition to the Community Plan, there have been several City Council and Planning and Zoning Commission discussions surrounding residential and its proximity to I-270. In February 2022, Council acknowledged that the consensus of the update to the DCAP Metro Center Vision was to discourage residential along the interstate. Additionally in January 2022, Commission expressed concern about residential along the interstate and the challenges that accompany the use, including aesthetics and noise, with the Informal Review of the 3 Metro Place development. This proposal would site a residential building on a lot immediately adjacent to the interstate off-ramp.

Should the applicant proceed with this development, a rezoning would be required to permit the development of a multi-family building on this site. The Commission is asked to consider whether a rezoning of the site to permit multi-family would be supported when reviewed against the recommendations of the Community Plan and the vision of the Dublin Corporate Area Plan.

#### **2) Is the Commission supportive of the conceptual site layout?**

The proposed building is sited in the southeast corner of the site, with the building occupying a majority of the frontage along Metro Place N and extends along the northern property line. The entrance into the site is located southwest of the building, which extends northwest to the rear of the building. Parking for the site is located to the rear of the building, where 220 parking spaces are provided. Residential amenities, which includes a dog park and swimming pool, are located centrally on the site. The site

layout provided connectivity to the existing DoubleTree site to the southwest of the site towards the rear and front of the lot. Finally, patio space is provided between the proposed building and Metro Place N for both the restaurant tenant and seating opportunities.

The Dublin Corporate Area Plan identifies development and design principals to guide development within the district. The Plan recommends that buildings should be located adjacent to the public right-of-way, locating parking to the rear where possible. Shared parking and cross-access connectivity is highly encouraged between joint sites. The Commission is asked to consider whether this site is appropriately designed to accommodate and align with the design principals of the DCAP.

**3) Is the Commission supportive of the conceptual architectural character, including the buildings' mass and height?**

The proposed building is 5 stories in height, carrying the massing throughout the entire building. The building form is unique, as the building lines the southeast and northeast properties lines. Building materials include fiber cement siding, fiber cement board and batten, stone, brick, and storefront glass. The character of the building does not resemble a typical apartment building, with the architecture taking design queues from office buildings in the form of tall windows, and vertical and horizontal divisions. The building incorporates balconies that are internally facing and do not front on I-270. The goal of the character of the building is to minimize the appearance of a residential structure along I-270.

DCAP calls for building heights between 4-8 stories along I-270, and recommends architectural diversity that aligns with Dublin's stated vision of being "Vibrant, Innovative, and an Engaged Community". Buildings are recommended to be dynamic, avoiding flat and box-like massing, and should be designed to find elements from surrounding architecture but not imitate any other buildings in the district.

The Commission is asked to consider whether the design of the building is complementary with the vision of the DCAP, and is sized appropriately given the surrounding context of the district.