

Briefly explain the relationship of the proposed development to existing and future land use in the surrounding area, the street system, community facilities, open space system, services and other public improvements.

This proposed neighborhood office development provides a small-scale transitional use along the Avery Road Corridor that was expected as part of future development for the area. With the widening of Avery Road, significant changes are occurring to the mix of small office, retail and residential uses in this portion of the corridor. The proposed rezoning of two formerly residential properties that have been significantly impacted by the widening will allow for orderly development that improves the general appearance of the Avery Road frontage, while blending into the surrounding residential neighborhoods. This particular corridor will expect significant traffic levels, and the proposed rezoning will permit the future development of a use recommended by the Dublin Community Plan. As part of the right-of-way acquisition for Avery Road, the exchange of land to permit the combination of the two sites will permit more flexible design and the ability to provide for adequate buffering with adjacent properties beyond that envisioned by the Avery Road Area Plan. This particular site includes a significant number of trees that are of great value to the surrounding neighborhood. The proposed development utilizes creative site planning to preserve a majority of those trees as an amenity and buffering element. As an infill site, this development also has easy access to Kendall Ridge Park, the Woerner-Temple Community Park and the Dublin Municipal Pool South, as well as other nearby open space reserves. The orderly development of this site will also provide for pedestrian connectivity between Dan Sheri and Avery Road for improve pedestrian and bicycle access.

Briefly state how the proposed rezoning and development relate to the existing land use character of the vicinity.

The Avery Road Area Plan identifies a goal to establish a cohesive corridor appearance in this transitional area through the integration of road design (Avery Road Widening), landscape architecture and architecture in a manner that will blend the corridor with surrounding residential areas. The proposed development will facilitate coordinated access management and will foster the development of future residential-scale office architecture that will also maximize the preservation of existing trees for maximum screening and landscape benefit.

Briefly state how the proposed rezoning and development relate to the Dublin Community Plan. If the proposal is inconsistent with the Community Plan, then justify the proposed deviation from the Community Plan

The Dublin Community Plan and the adopted Future Land Use Map designate the site of the proposed rezoning as Neighborhood Office. This land use classification recommends small office uses adjacent to residential areas up to a maximum permitted density of 9,500 square feet per acre. The proposed zoning will permit uses consistent with neighborhood-scale office locations at a maximum of 10,000 square feet (or a maximum density of 6,250 square feet per acre).

Explain how the proposed rezoning meets the criteria for Planned Districts (Section 153.052(B)(1-16))

(1) The proposed development is consistent with the purpose, intent and applicable standards of the Zoning Code;

The proposed development complies with all basic code requirements, except as specifically provided for in the proposed planned development text.

(2) The proposed development is in conformity with Community Plan, Thoroughfare Plan, Bikeway Plan, and other adopted plans or portions thereof as they may apply and will not unreasonably burden the existing street network;

The proposed development meets recommended land uses as prescribed by the Future Land Use Map, Avery Road and the associated bike path have been installed as part of the Avery Road widening and the required traffic study has determined that the proposed use will provide expected impacts consistent to those studied as part of the Community Plan process.

(3) The proposed development advances the general welfare of the city and immediate vicinity and will not impede the normal and orderly development and improvement of the surrounding areas;

The proposed development will provide for appropriately-scaled office development that will blend with the Avery Road corridor and will facilitate future revenue generation for the City.

(4) The proposed uses are appropriately located in the city so that the use and value of property within and adjacent to the area will be safeguarded;

The proposed architectural and site standards as proposed in the planned development text will ensure high quality development that will properly coordinate with surrounding uses.

(5) Proposed residential development will have sufficient open space areas that meet the objectives of the Community Plan;

Not Applicable

(6) The proposed development respects the unique characteristic of the natural features and protects the natural resources of the site;

The proposed development is purposely designed to provide maximum protection of existing trees and will integrate them as key design elements to the benefit of the site and all surrounding properties.

(7) Adequate utilities, access roads, drainage, retention and/or necessary facilities have been or are being provided;

This infill site has adequate vehicular access, utility access and will comply with all minimum storm water regulations as required by the City of Dublin.

(8) Adequate measures have been or will be taken to provide ingress and egress designed to minimize traffic congestion on the surrounding public streets and to maximize public safety and to accommodate adequate pedestrian and bike circulation systems so that the proposed development provides for a safe, convenient and non-conflicting circulation system for motorists, bicyclists and pedestrians;

Access onto Avery Road is limited by a center median, and the proposed development will be facilitated through a right-in/right-out access point for adequate circulation and fire access. A bike path has been installed along Avery Road as part of area improvements, and the proposed development will facilitate proper pedestrian connection to the public street and between the Dan-Sherri cul-de-sac and the Avery Road frontage.

(9) The relationship of buildings and structures to each other and to such other facilities provides for the coordination and integration of this development within the PUD and the larger community and maintains the image of Dublin as a quality community;

The proposed building placement for this Planned District will utilize existing building areas to preserve trees and provide maximum screening. The proposed development will orient architecture toward the street, consistent with adopted land use policies and will adequately screen parking facilities to the side and rear in a manner that will establish a more appropriate streetscape appearance along this important arterial route.

(10) The density, building gross floor area, building heights, setbacks, distances between buildings and structures, yard space, design and layout of open space systems and parking areas, traffic accessibility and other elements having a bearing on the overall acceptability of the development plans contribute to the orderly development of land within the city;

This proposed development plan and text utilizes sensitive site design to balance the economic and character needs of the community. The proposed density is over 30% lower than tested in the 2007 Dublin Community Plan. The proposed two-story building footprint is utilized to minimize site impacts, and the proposed building height will be consistent with surrounding residential construction. Setbacks to adjacent properties are proposed to be consistent with other similar developments, and the proposed layout is intended to provide for the maximum retention of existing site amenities. Existing trees will be utilized to their full potential on-site to provide for the screening and shaping of views. Existing tree rows along the periphery of the site are intended maintain mature screening and canopy, while proposed buffering plans will work to augment such amenities to ensure that the office development will blend and coordinate with surrounding uses.

(11) Adequate provision is made for storm drainage within and through the site so as to maintain, as far as practicable, usual and normal swales, water courses and drainage areas;

The proposed development will provide adequate detention of storm water and will meet all applicable engineering requirements.

(12) The design, site arrangement, and anticipated benefits of the proposed development justify any deviation from the standard development regulations included in the Zoning Code or Subdivision Regulation, and that any such deviations are consistent with the intent of the Planned Development District regulations;

In order to implement a flexible site layout that provides maximum preservation of trees and enhanced buffering to adjacent properties, the proposed development text permits a reduction in the required front building line. Future office development will be focused within the current building area of the Marcus property. Transfer of that portion of Dan Sherri between the cul-de-sac and Avery Road will also allow for joint access and the implementation of pull-in parking to

further shift development from nearby residential uses. The proposed preliminary layout focuses on limiting impacts on the natural amenities of the site and meets the general policy criteria established to permit a tree-for-tree replacement of those removed as part of future development.

(13) The proposed building design meets or exceeds the quality of the building designs in the surrounding area and all applicable appearance standards of the city;

Architectural requirements established within the development text are similar to other office examples that are proximate to residential neighbors. The Planning and Zoning Commission will have final authority to ensure that the building has a high quality appearance that will blend with the surrounding neighborhoods.

(14) The proposed phasing of development is appropriate for the existing and proposed infrastructure and is sufficiently coordinated among the various phases to ultimately yield the intended overall development;

This proposed zoning includes only one phase of development. Phasing of parking may be considered if necessary.

(15) The proposed development can be adequately serviced by existing or planned public improvements and not impair the existing public service system for the area;

This proposed infill site will utilize existing services in the immediate area in a manner that have been modeled to ensure sufficient capacity.

(16) The applicant's contributions to the public infrastructure are consistent with the Thoroughfare Plan and are sufficient to service the new development.

Thoroughfare improvements have already been completed as part of the City's capital improvement program. Development of this site will ensure adequate connection for vehicles, bicyclists and pedestrians to those improvements.

If a previous application to rezone the property has been denied by City Council within the last twelve months, list when and state the basis for reconsideration as noted in Code Section 153.234.

There are no prior applications to rezone this site.