



City of Dublin

Land Use and Long
Range Planning

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ADMINISTRATIVE REVIEW TEAM

RECORD OF DETERMINATION

JANUARY 14, 2014

The Administrative Review Team made the following determination at this meeting:

**1. Ohio University College of Health Sciences and Professions
13-119WID-DP Post Road & Industrial Parkway**

Proposal: An approximately 87,000-square-foot, three-story educational building, parking lot, and associated site improvements as part of Ohio University Dublin Campus. The site is located on the south side of Post Road, west of Eiterman Road.

Request: Review and approval of a Development Plan in accordance with Zoning Code Section 153.042(D).

Property Owner: Ohio University

Applicant: Paul Ghidotti, Daimler Group

Planning Contact: Dan Phillabaum, AICP, RLA, Senior Planner

Contact Information: (614) 410-4662; dphillabaum@dublin.oh.us

DETERMINATION: Recommendation of approval to the Planning and Zoning Commission of this application for a Development Plan Review with six conditions:

1. That the parcels present in this portion of Subarea One be combined prior to issuance of occupancy permits to create a cohesive campus parcel, eliminate building side yard setback issues, and resolve potential future building and pavement setback conflicts;
2. That the parking lot design be revised to distribute landscape islands through the lot, as described in this report and subject to Planning approval, prior to submission to the Planning and Zoning Commission;
3. That a bike path connection be provided from the bicycle parking spaces on the east side of the building to the existing multi-use path along Post Road, subject to Planning approval, prior to submission to the Planning and Zoning Commission;
4. That the Tree Preservation Plan and Landscape Plan be revised consistent with the comments provided, subject to Planning approval, prior to issuance of site permits;
5. That the applicant submit a lighting plan meeting all applicable Code requirements, subject to Planning approval, prior to issuance of site permits; and
6. That the applicant ensure adequate site circulation and fire access to all buildings subject to approval by the Fire Marshall.

Recommendation of approval to the Planning and Zoning Commission for the following as part of the Site Plan Review:

1. 153.040(B)(7) – Open Space Plantings – Waiving requirement to provide 1 tree per 1,000 square feet of pervious site area as being inconsistent with, and impractical toward, meeting the objective to create a campus of multiple buildings on a single parcel.
2. 153.040(F)(2) – Parking Location – Allowing the parking for the proposed building to be located principally along the future Industrial Parkway street frontage based on the objective of preserving the interior of the site for the creation of a campus green and open spaces between the buildings.
3. 153.040(G) – Parking Adjustment – Providing 403 parking spaces, which exceeds the parking requirement of approximately 227 parking spaces based on the documented needs of the future uses provided by the applicant.

RESULT: This application was forwarded to the Planning and Zoning Commission with a recommendation of approval.

STAFF CERTIFICATION


Steve Langworthy
Director of Land Use and
Long Range Planning