



**Land Use and Long
Range Planning**
5800 Shier Rings Road
Dublin, Ohio 43016-1236
Phone 614.410.4600
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ARCHITECTURAL REVIEW BOARD

BOARD ORDER

OCTOBER 22, 2014

The Architectural Review Board took the following action at this meeting:

**1. BSC Historic Transition – Bridge Park West 94 and 100 North High Street
14-099ARB/BPR Basic Development Plan**

Proposal: A development consisting of a two-story mixed-use building, 42 condominium units in a seven-story building with associated parking (375 parking spaces) and site improvements along the east side of High Street approximately 280 feet north of the intersection of North Street.

Request: Review and approval for a Basic Development Plan under the provisions of Zoning Code Sections 153.057-153.066.

Applicants: Nelson Yoder, Crawford Hoying; and Gerry Bird, OHM Advisors

Planning Contact: Jennifer M. Rauch, AICP, Senior Planner and Joanne Shelly, RLA, AICP, LEED BD+C, Urban Designer

Contact Information: (614) 410-4600; jrauch@dublin.oh.us or jshelly@dublin.oh.us

MOTION #1: Mr. Munhall moved, Mr. Dyas seconded, to approve a request for Development Plan Waivers:

- 1) Maximum Block Size – Section 153.060(C)(2)(a): Increase the maximum permitted block dimensions for the Apartment Building (increasing maximum block length from 300 feet to ±400 feet on the east and ±378 feet on the west façade; and a maximum block perimeter from 1,000 to ±1,271 feet).
- 2) Midblock Pedestrianway – Section 153.060(C)(6)(a): Waive requirement of midblock pedestrianway for a Historic Mixed-Use Building.
- 3) Building Heights – Section 153.063(D)(4)(b): Waive requirement of 2 1/2 story limit for the Apartment Building.

VOTE: 3 – 0.

RESULT: This request for Development Plan Waivers were approved.

RECORDED VOTES:

Robert Schisler	Yes
Bob Dyas	Yes
David Rinaldi	Absent
Neil Mathias	Recused
Thomas Munhall	Yes

**1. BSC Historic Transition – Bridge Park West
14-099ARB/BPR**

**94 and 100 North High Street
Basic Development Plan**

MOTION #2: Mr. Dyas moved, Mr. Munhall seconded, to approve this application for a Basic Development Plan with the following five conditions:

- 1) That the applicant work with the City to establish a development agreement for this project;
- 2) That the applicant address Engineering details as part of the Development Plan Review, including finalizing the drive access off of a principal frontage street;
- 3) That the applicant coordinate with the City and Washington Township Fire Department to ensure fire accessibility throughout the site as part of the Development Plan Review;
- 4) That the applicant describe the intent for the required BSD Historic Transition District gateways at the Development Plan Review, with details to be determined as part of the Site Plan Review; and
- 5) That the applicant provide an outline of the details for each open space type, including the intended uses, exact acreages required and provided, and general program, at the Development Plan Review, with determinations as part of the Site Plan Review.

VOTE: 3 – 0.

RESULT: This request for a Basic Development Plan was approved.

RECORDED VOTES:

Robert Schisler	Yes
Bob Dyas	Yes
David Rinaldi	Absent
Neil Mathias	Recused
Thomas Munhall	Yes

STAFF CERTIFICATION


Jennifer M. Rauch, AICP, Senior Planner



City of Dublin

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BOARD ORDER

OCTOBER 22, 2014

The Architectural Review Board took the following action at this meeting:

**2. Zoning Code Amendment-Bridge Street District
13-095ADMC**

Zoning Code Amendment

Proposal: Amendments to the Bridge Street District Zoning Code.
Request: Review and recommendation of approval to the Planning and Zoning Commission and City Council regarding proposed Zoning Code amendments under the provisions of Zoning Code Sections 153.232 and 153.234.
Applicant: Marsha I. Grigsby, City Manager, City of Dublin.
Planning Contact: Rachel S. Ray, AICP, Planner II.
Contact Information: (614) 410-4600, rray@dublin.oh.us

MOTION: Mr. Mathias moved, Mr. Dyas seconded, to approve the Zoning Code Amendments.

VOTE: 3 – 0.

RESULT: This request for a recommendation to forward the Zoning Code Amendments to the Planning and Zoning Commission and City Council was approved.

RECORDED VOTES:

Robert Schisler	Yes
Bob Dyas	Yes
David Rinaldi	Absent
Neil Mathias	Yes
Thomas Munhall	Absent for vote

STAFF CERTIFICATION

Rachel S. Ray, AICP, Planner II