



City of Dublin

Land Use and Long
Range Planning

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ADMINISTRATIVE REVIEW TEAM

RECORD OF DETERMINATION

OCTOBER 16, 2014

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

**2. 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

Contact Information: (614) 410-4690, jrauch@dublin.oh.us

DETERMINATION #1: Approval of this request for an Administrative Departure:

- 1) Midblock Pedestrianway – Section 153.060(C)(2)(a): Apartment Building, North Riverview Street extension may be exempted by reviewing body 153.063(D)(3)(d) requested due to site constraints.

DETERMINATION #2: Recommendation of approval to the Architectural Review Board 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.

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

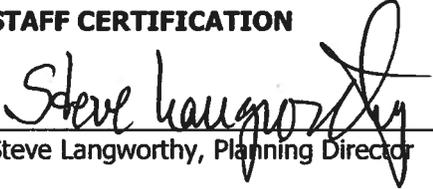
**94 and 100 North High Street
Basic Development Plan**

DETERMINATION #3: Recommendation of approval to the Architectural Review Board of 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.

RESULT: The Administrative Departure was approved, and the Development Plan Waivers and Basic Development Plan were forwarded to the Architectural Review Board with a recommendation of approval.

STAFF CERTIFICATION


Steve Langworthy, Planning Director