



City of Dublin

Land Use and Long
Range Planning

5800 Shier Rings Road
Dublin, Ohio 43016-1236

phone 614.410.4600
fax 614.410.4747

www.dublinohiousa.gov

ADMINISTRATIVE REVIEW TEAM

RECORD OF DETERMINATION

NOVEMBER 13, 2014

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

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

Proposal: A development consisting of 3, two-story mixed-use buildings, and 42 condominium units in a seven-story building with associated parking (375 parking spaces) and site improvements east side of North 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: Recommendation of approval to the Architectural Review Board for eight Site Plan Waivers:

- 1) Loading Facility Permitted to Rear (front requested) – Apartment Building
- 2) Entry for Parking within Building Permitted to Rear (front requested) – Apartment Building
- 3) Maximum Building Height permitted at 4.5 Stories (7 requested) – Apartment Building
- 4) Parking within Building Permitted in Rear on 3 floors (5 requested) – Apartment Building
- 5) Ground Story Height – 10 to 12 foot (14.16 requested) – Historic Mixed-Use Building
- 6) Loading Facility Permitted to Rear (front requested) – Historic Mixed-Use Building
- 7) Entry for Parking within Building Permitted to Rear (front requested) – Historic Mixed-Use Building (Buildings 1 and 2)
- 8) Entry for Parking within Building Permitted to Rear (front requested) – Historic Mixed-Use Building (Buildings 2 and 3)

DETERMINATION #2: Recommendation of approval to the Architectural Review Board of this application for a Basic Site Plan with the following six conditions:

- 1) The following details to be presented with the Site Plan Review:
 - a) Architecture, landscaping, fencing, lighting, signs and other site development details or Building Type requirements noted as TBD or SPR in this report and attached analysis;
 - b) Detailed installation specifications for façade materials and material transitions, including material samples and section panels be provided to ensure high-quality and durable construction, and addressing specific items as described in this report; and
 - c) Color palettes for façade materials be incorporated.
- 2) Terminal vista elements be provided and detailed to meet the intent of the Code;
- 3) The applicant addresses Engineering's comments as outlined and attached to this report, including traffic access, stormwater and utility details;

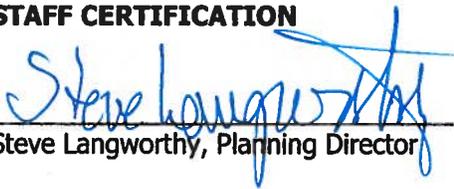
**1. BSC Historic Transition – Bridge Park West
14-099ARB/BPR**

**94 and 100 North High Street
Basic Site Plan Review**

- 4) 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;~~
- 5) Parking calculation shall be included, identifying retail, restaurants, office area and residential unit counts as well as counts and labels for standard, ADA, compact and non-standard spaces, along with justification for the additional spaces provided; and
- 6) The applicant will demonstrate the feasibility of a public path adjacent to the Indian Run Creek. The final location will be coordinated through and approved by the Director of Parks.

RESULT: The Site Plan Waivers and the Basic Site Plan were forwarded to the Architectural Review Board with a recommendation of approval.

STAFF CERTIFICATION



Steve Langworthy, Planning Director



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

**2. BSC Historic Core – Chelsea Borough Home 54 South High Street
14-101ARB-MPR Minor Project Review**

Proposal: A request for a new 9.58-square-foot wall sign for an existing commercial building on the east side of South High Street, between Spring Hill and Eberly Hill.

Request: Review and recommendation of approval to the Architectural Review Board of a Minor Project Review in accordance with Zoning Code Sections 153.066(G) and 153.170 and the *Historic Dublin Design Guidelines*.

Applicant: Bruce Sommerfelt, Signcom, Inc.

Planning Contact: Andrew Crozier, Planning Assistant

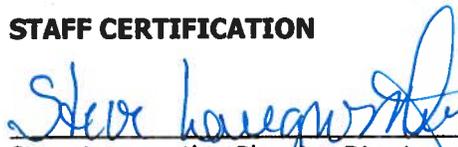
Contact Information: (614) 410-4663, acrozier@dublin.oh.us

DETERMINATION: Recommendation of approval to the Architectural Review Board of this request for Minor Project Review with one condition:

- 1) That the sign area be reduced to eight square feet to meet Code and a revised plan and sign details be submitted with the sign permit.

RESULT: This application was forwarded to the Architectural Review Board with a recommendation of approval.

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

3. BSC Historic Transition District - Bridge Park West Development

14-106ARB/DP

94-100 N. High Street
Development Plan Review

Proposal: A request for a Development Plan for a 2½ story mixed-use commercial development and 42 condominium units in a seven-story building with associated parking 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 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: Recommendation of approval to the Architectural Review Board for this request for a Development Plan Review with the following six conditions:

- 1) The applicant work with the City to establish a development agreement for this project, including providing the following information:
 - a) Resolution of design and construction of North Riverview Street extension; and
 - b) Resolution of shared parking agreements (existing and future);
- 2) The applicant continues to coordinate with the City and Washington Township Fire Department to finalize a plan, which ensures fire accessibility throughout the site;
- 3) The applicant provides an outline of the details for each open space type with exact acreages required as determined as part of the Site Plan Review;
- 4) The applicant describe the intent for the required BSD Historic Transition District placemaking elements at the Development Plan Review with details to be determined as part of the Site Plan Review;
- 5) The applicant provides a demolition/construction plan and schedule; and
- 6) The applicant continues to address Engineering details as part of the Site Plan Review.

RESULT: The Development Plan was forwarded to the Architectural Review Board with a recommendation of approval.

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

**4. BSC Scioto River Neighborhood District – Bridge Park East – Mass Excavation
14-107MPR Riverside Drive and Dale Drive
Minor Project Review**

Proposal:	A request for site modifications including grading and excavation to prepare for future development.
Request:	Review and approval of a Minor Project Review in accordance with Zoning Code Section 153.066(G).
Applicant:	Nelson Yoder, Crawford Hoying Development Partners.
Planning Contact:	Rachel S. Ray, AICP, Planner II
Contact Information:	(614) 410-4656; rray@dublin.oh.us

DETERMINATION: Approval of this request for Minor Project Review with three conditions:

- 1) That the Right of Entry agreement is signed by both the City and the applicant prior to the start of construction;
- 2) That the applicant install signs on existing Riverside Drive at the construction points, subject to approval by the City Engineer; and
- 3) That the erosion and sediment control plans demonstrate compliance with the requirements of the Ohio EPA and Section 53.300 of the Dublin Codified Ordinances regarding erosion and sediment control.

RESULT: This application was approved. This approval shall be valid for a period of two years from the date of approval in accordance with Zoning Code Sections 153.065(H) and 153.066(G).

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

**5. BSC Sawmill Center Neighborhood District – Dublin Village Center
14-108MPR Minor Project Review**

Proposal: A request for site modifications regarding hardscape materials, landscaping and lighting for the existing AMC Theater at the Dublin Village Center.

Request: Review and approval of a Minor Project Review in accordance with Zoning Code Section 153.066(G).

Applicant: Jeff Stavroff, Stavroff Interests Ltd.

Planning Contact: Jennifer M. Rauch, AICP, Senior Planner

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

DETERMINATION: Approval of this request for Minor Project Review with three conditions:

- 1) Any landscape substitutions required as a result of AEP's actions are subject to approval by Planning as a Minor Modification;
- 2) Landscape replacements sought in the future shall be subject to approval by Planning as Minor Modifications; and
- 3) Specifications for site furnishings shall be submitted to Planning for review and approval prior to installation.

RESULT: This application was approved. This approval shall be valid for a period of two years from the date of approval in accordance with Zoning Code Sections 153.065(H) and 153.066(G).

STAFF CERTIFICATION


Steve Langworthy, Planning Director