City of Dublin

Case # 14 - 095BPR

# APPLICATION FOR **DEVELOPMENT**

## PLEASE CHECK THE TYPE OF REVIEW

- ☑ West Innovation Districts (Zoning Code Sections 153.037 - 153.043)
- ☒ Bridge Street Corridor Districts (Zoning Code Sections 153.057- 153.066)
- ☑ Wireless Communication Facility (Chapter 99)

## PLEASE CHECK THE APPLICATION TYPE

- ☐ Basic Plan Review
- ☐ Development Plan Review
- ☐ Minor Project
- ☒ Site Plan Review
- ☐ Waiver Review
- ☐ Open Space Fee-in-Lieu
- ☐ City Council Appeal
- ☐ Master Sign Plan
- ☐ Parking Plan
- ☐ Administrative Departure

**Wireless Applications**

- ☐ New Tower
- ☐ Alternative Structure
- ☐ Co-Location
- ☐ Temporary

The following applications require review and decision by the **Planning and Zoning Commission**, **Board of Zoning Appeals**, or **Architectural Review Board**, but may be submitted concurrently with another application.

Check any that apply:

- ☐ Conditional Use
- ☐ Rezoning
- ☐ Administrative Appeal
- ☐ Project involving modifications to property within the Architectural Review District
- ☐ Other:_____

## SUBMISSION REQUIREMENTS

- ☒ **Fee** (refer to the approved fees list)
- ☐ **Electronic Copies** of all application materials (PDF, JPEG, Word, etc. as appropriate)
- ☐ **Submission Requirements** for each type of application (refer to checklists)
- ☐ **Legal Description and/or Property Survey** for the subject property

## I. PROPERTY INFORMATION:

Provide information to identify properties and the proposed development. Attach additional sheets if necessary.

| Property Address(es): | |
|---|---|
| Tax ID/Parcel Number(s): 273-00894, 273.008834, 273.012471, 273.008998, 273.012463, 273.012464, 273.01427, 273.008802 | Parcel Size(s) in Acres: |
| Existing Land Use/Development: | Zoning District: |

☐ Check this box if any **Administrative Departures** are requested and attach an Administrative Departure request form.

☐ Check this box if any **Waivers** are requested as part of the application for development and attach a Waiver Request form.

## II. PROPERTY OWNER INFORMATION:

Indicate the person(s) or organization(s) who own the property proposed for development. Attach additional pages if there are multiple property owners.

| Name (Individual or Organization): BPACQ INC | |
|---|---|
| Mailing Address: 555 Metro Place N. Suite 600 Dublin Ohio 43017 | |
| Daytime Telephone: 614.335.2020 | Fax: 614 850.9191 |
| Email or Alternate Contact Information: nyoder@crawfordhoying.com | |

## FOR OFFICE USE ONLY: DIRECTOR'S ACCEPTANCE

| Date of Acceptance: | Next Decision Due Date: |
|---|---|
| Final Date of Decision: | Determination: |
| Director's (or Designee's) Signature: | |

**III. APPLICANT(S):** Indicate person(s) submitting the application if different than the property owner(s).

| | |
|---|---|
| Name: (Individual or Organization) | Teri Umbarger |
| Mailing Address: | 300 Spruce St. Suite 300 |
| Daytime Telephone: 614.461.4664 | Fax: 614.280.8881 |
| Email or Alternate Contact Information: | tumbarger@moodynolan.com. |

**IV. AUTHORIZED REPRESENTATIVE(S):** Indicate the person(s) authorized to represent the property owner and/or applicants.

| | |
|---|---|
| Name: (Individual or Organization) | Same as above |
| Mailing Address: | |
| Daytime Telephone: | Fax: |
| Email or Alternate Contact Information: | |

**V. AUTHORIZATION FOR OWNER'S APPLICANT(S)/REPRESENTATIVE(S):** Complete if applicable.

I, _____, the **owner**, hereby authorize Teri Umbarger to act as a **representative(s)** in all matters pertaining to the processing and approval of this application, including modifying the application. I agree to be bound by all representations and agreements made by the designated representative.

| | |
|---|---|
| Signature of Current Property Owner: | Date: 9.9.14 |

☐ Check this box if the original Authorization for Owner's Applican(s)/Representative(s) is attached as a separate document.

**VI. AUTHORIZATION TO VISIT THE PROPERTY:** Site visits to the property by City representatives are essential to process this application. The Owner/Applicant, as noted below, hereby authorizes City representatives to enter, photograph and post a notice on the property described in this application. This is optional, but recommended.

I, _____, the **owner** or **authorized representative**, hereby authorize City representatives to enter, photograph and/or post a notice on the property described in this application.

| | |
|---|---|
| Signature of Owner or Authorized Representative: | Date: 9.9.14 |

**VII. APPLICANT'S AFFIDAVIT:** This section must be completed and notarized.

I, _____, the **owner** or **authorized representative**, have read and understand the contents of this application. The information contained in this application, attached exhibits and other information submitted, is complete and in all respects true and correct, to the best of my knowledge and belief.

| | |
|---|---|
| Signature of Current Property Owner or Authorized Representative: | Date: 9.9.14 |

☐ Check this box if the Applicant's Affidavit and Acknowledgement is attached as a separate document.

Subscribed and sworn to before me this 9th day of September, 20 14

State of Ohio

County of Franklin

(Notary Public)

NOTARIAL SEAL STATE OF OHIO

Kelsey R. Winzeler
Notary Public, State of Ohio
My Commission Expires 04-22-2019

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# INDIVIDUAL BUILDING TYPE REQUIREMENT TABLE

| BUILDING TYPE REQUIREMENT (Refer to 153.062(O) for Building Types) | CODE REQUIREMENT | PROVIDED | MET, N.A., OR DEPARTURE/ WAIVER NEEDED |
|---|---|---|---|
| Proposed Building Type *(Example: Mixed Use Building)*: | MIXED USE BUILDING | | |
| *Example: Front Property Line Coverage (%)* | *Min. 95%* | *75%* | *Waiver* |
| Number of Principal Buildings Provided (per lot) | | | |
| Front Property Line Coverage (%) | | | |
| Occupation of Corner Required (Yes/No) | | | |
| Front Required Building Zone Required (range, ft) | | | |
| Corner Side RBZ Required (range, ft) | | | |
| Front Setback Required (if no RBZ) (ft) | | | |
| Corner Side Setback Required (if no RBZ) (ft) | | | |
| Side Yard Setback Required (ft) | | | |
| Rear Yard Setback Required (ft) | | | |
| Minimum Lot Width Required (ft) | | | |
| Maximum Lot Width Required (ft) | | | |
| Maximum Building Length or Depth Required (ft) | | | |
| Minimum Lot Depth (Single Family Detached Building Types only) (ft) | | | |
| Maximum Impervious Lot Coverage (%) | | | |
| Semi-Pervious Lot Coverage (%) | | | |
| Parking Permitted (location relative to principal structure) | | | |
| Loading Facility Permitted (location relative to principal structure) | | | |
| Entry for Parking Within Building (relative to principal structure) | | | |
| Permitted Vehicular Access Location (relative to principal structure) | | | |
| Minimum Building Height Permitted (ft) | | | |
| Maximum Building Height Permitted (ft) | | | |
| Accessory Structure Height (number of stories) | | | |
| Minimum Finished Floor Elevation Permitted (ft) | | | |
| Minimum Occupied Space Required (ft) | | | |
| Ground Story Street Façade Transparency Required (%) | 65/70% | 69% | MET |
| Upper Story Street Façade Transparency Required (%) | 30% | 32% | MET |
| Ground Story Non-Street Façade Transparency (%) | 15% | | N.A. |
| Upper Story Non-Street Façade Transparency (%) | 15% | 30% | MET |
| Parking Lot Ground Story Transparency Requirement (%) | – | – | N.A |
| Blank Wall Limitations (Yes/No) | REQUIRED | | |
| Principal Entrance Location Required (relative to principal structure) | PRINCIPAL FRONTAGE | YES | MET |
| Number of Street Façade Entrances Required (per ft of façade) | 1/75 ft | | WAIVER NEEDED |
| Number of Parking Lot Entrances Required (per ft of façade) | 1 | | N.A |
| Mid-Building Pedestrianways Required (# per ft of façade) | – | | N.A. |
| Vertical Increments Required (location on principal structure) | 45 ft. max. | YES | WAIVER NEEDED FOR SOME CONDITIONS |
| Horizontal Façade Divisions Required (per ft of façade) | w/in 3 ft | YES | MET |
| Permitted Primary Materials (types) | STONE, BRICK, | GLASS, STUCCO | WAIVER NEEDED |
| Changes in Roof Plane/Type Required (per ft of façade) | 80 ft max. | YES | MET |
| Roof Type(s) Permitted (types) | FLAT ROOF, PARAPET | FLAT ROOF, PARAPET | MET |
| Tower(s) Permitted (Y/N) | – | – | N.A. |

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# INDIVIDUAL BUILDING TYPE REQUIREMENT TABLE

| BUILDING TYPE REQUIREMENT (Refer to 153.062(O) for Building Types) | CODE REQUIREMENT | PROVIDED | MET, N.A., OR DEPARTURE/ WAIVER NEEDED |
|---|---|---|---|
| Proposed Building Type *(Example: Mixed Use Building)*: | MIXED USE BUILDING | | |
| *Example: Front Property Line Coverage (%)* | *Min. 95%* | *75%* | *Waiver* |
| Number of Principal Buildings Provided (per lot) | | | |
| Front Property Line Coverage (%) | | | |
| Occupation of Corner Required (Yes/No) | | | |
| Front Required Building Zone Required (range, ft) | | | |
| Corner Side RBZ Required (range, ft) | | | |
| Front Setback Required (if no RBZ) (ft) | | | |
| Corner Side Setback Required (if no RBZ) (ft) | | | |
| Side Yard Setback Required (ft) | | | |
| Rear Yard Setback Required (ft) | | | |
| Minimum Lot Width Required (ft) | | | |
| Maximum Lot Width Required (ft) | | | |
| Maximum Building Length or Depth Required (ft) | | | |
| Minimum Lot Depth (Single Family Detached Building Types only) (ft) | | | |
| Maximum Impervious Lot Coverage (%) | | | |
| Semi-Pervious Lot Coverage (%) | | | |
| Parking Permitted (location relative to principal structure) | | | |
| Loading Facility Permitted (location relative to principal structure) | | | |
| Entry for Parking Within Building (relative to principal structure) | | | |
| Permitted Vehicular Access Location (relative to principal structure) | | | |
| Minimum Building Height Permitted (ft) | | | |
| Maximum Building Height Permitted (ft) | | | |
| Accessory Structure Height (number of stories) | | | |
| Minimum Finished Floor Elevation Permitted (ft) | | | |
| Minimum Occupied Space Required (ft) | | | |
| Ground Story Street Façade Transparency Required (%) | 65/70% | 80% | MET |
| Upper Story Street Façade Transparency Required (%) | 30% | 34% | MET |
| Ground Story Non-Street Façade Transparency (%) | 15% | – | N.A. |
| Upper Story Non-Street Façade Transparency (%) | 15% | – | N.A. |
| Parking Lot Ground Story Transparency Requirement (%) | – | – | N.A. |
| Blank Wall Limitations (Yes/No) | REQUIRED | | |
| Principal Entrance Location Required (relative to principal structure) | PRINCIPAL FRONTAGE | YES | MET |
| Number of Street Façade Entrances Required (per ft of façade) | 1/75 ft | YES | MET |
| Number of Parking Lot Entrances Required (per ft of façade) | 1 | – | N.A. |
| Mid-Building Pedestrianways Required (# per ft of façade) | – | – | N.A. |
| Vertical Increments Required (location on principal structure) | ≤ 45 ft | MOSTLY. | WAIVER NEEDED |
| Horizontal Façade Divisions Required (per ft of façade) | W/IN 3ft GND. ST. | @ 2nd STORY | WAIVER NEEDED |
| Permitted Primary Materials (types) | BRICK, GLASS, | STUCCO | WAIVER NEEDED |
| Changes in Roof Plane/Type Required (per ft of façade) | ≤ 80 ft | YES | MET |
| Roof Type(s) Permitted (types) | FLAT, PARAPET | FLAT, PARAPET | MET |
| Tower(s) Permitted (Y/N) | – | – | N.A. |

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# INDIVIDUAL BUILDING TYPE REQUIREMENT TABLE

| BUILDING TYPE REQUIREMENT (Refer to 153.062(O) for Building Types) | CODE REQUIREMENT | PROVIDED | MET, N.A., OR DEPARTURE/ WAIVER NEEDED |
|---|---|---|---|
| Proposed Building Type *(Example: Mixed Use Building)*: | | | |
| *Example: Front Property Line Coverage (%)* | *Min. 95%* | *75%* | *Waiver* |
| Number of Principal Buildings Provided (per lot) | | | |
| Front Property Line Coverage (%) | | | |
| Occupation of Corner Required (Yes/No) | | | |
| Front Required Building Zone Required (range, ft) | | | |
| Corner Side RBZ Required (range, ft) | | | |
| Front Setback Required (if no RBZ) (ft) | | | |
| Corner Side Setback Required (if no RBZ) (ft) | | | |
| Side Yard Setback Required (ft) | | | |
| Rear Yard Setback Required (ft) | | | |
| Minimum Lot Width Required (ft) | | | |
| Maximum Lot Width Required (ft) | | | |
| Maximum Building Length or Depth Required (ft) | | | |
| Minimum Lot Depth (Single Family Detached Building Types only) (ft) | | | |
| Maximum Impervious Lot Coverage (%) | | | |
| Semi-Pervious Lot Coverage (%) | | | |
| Parking Permitted (location relative to principal structure) | | | |
| Loading Facility Permitted (location relative to principal structure) | | | |
| Entry for Parking Within Building (relative to principal structure) | | | |
| Permitted Vehicular Access Location (relative to principal structure) | | | |
| Minimum Building Height Permitted (ft) | | | |
| Maximum Building Height Permitted (ft) | | | |
| Accessory Structure Height (number of stories) | | | |
| Minimum Finished Floor Elevation Permitted (ft) | | | |
| Minimum Occupied Space Required (ft) | | | |
| Ground Story Street Façade Transparency Required (%) | 65/70% | 67% | MET |
| Upper Story Street Façade Transparency Required (%) | 30% | 41% | MET |
| Ground Story Non-Street Façade Transparency (%) | 15% | – | N.A. |
| Upper Story Non-Street Façade Transparency (%) | 15% | – | N.A. |
| Parking Lot Ground Story Transparency Requirement (%) | – | – | N.A. |
| Blank Wall Limitations (Yes/No) | REQUIRED | | |
| Principal Entrance Location Required (relative to principal structure) | PRINCIPAL FRONTAGE | YES | MET |
| Number of Street Façade Entrances Required (per ft of façade) | 1/75 ft | | WAIVER NEEDED |
| Number of Parking Lot Entrances Required (per ft of façade) | 1 | | N.A |
| Mid-Building Pedestrianways Required (# per ft of façade) | – | – | N.A. |
| Vertical Increments Required (location on principal structure) | ≤45 ft | | WAIVER NEEDED |
| Horizontal Façade Divisions Required (per ft of façade) | w/in 3ft GND. ST. | YES | MET |
| Permitted Primary Materials (types) | BRICK, GLASS | STUCCO. | WAIVER NEEDED |
| Changes in Roof Plane/Type Required (per ft of façade) | ≤80 ft | | WAIVER NEEDED |
| Roof Type(s) Permitted (types) | FLAT, PARAPET | FLAT, PARAPET | MET |
| Tower(s) Permitted (Y/N) | – | – | N.A. |

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# INDIVIDUAL BUILDING TYPE REQUIREMENT TABLE

| BUILDING TYPE REQUIREMENT (Refer to 153.062(O) for Building Types) | CODE REQUIREMENT | PROVIDED | MET, N.A., OR DEPARTURE/ WAIVER NEEDED |
|---|---|---|---|
| Proposed Building Type *(Example: Mixed Use Building)*: | | MIXED USE | BUILDING |
| *Example: Front Property Line Coverage (%)* | *Min. 95%* | *75%* | *Waiver* |
| Number of Principal Buildings Provided (per lot) | | | |
| Front Property Line Coverage (%) | | | |
| Occupation of Corner Required (Yes/No) | | | |
| Front Required Building Zone Required (range, ft) | | | |
| Corner Side RBZ Required (range, ft) | | | |
| Front Setback Required (if no RBZ) (ft) | | | |
| Corner Side Setback Required (if no RBZ) (ft) | | | |
| Side Yard Setback Required (ft) | | | |
| Rear Yard Setback Required (ft) | | | |
| Minimum Lot Width Required (ft) | | | |
| Maximum Lot Width Required (ft) | | | |
| Maximum Building Length or Depth Required (ft) | | | |
| Minimum Lot Depth (Single Family Detached Building Types only) (ft) | | | |
| Maximum Impervious Lot Coverage (%) | | | |
| Semi-Pervious Lot Coverage (%) | | | |
| Parking Permitted (location relative to principal structure) | | | |
| Loading Facility Permitted (location relative to principal structure) | | | |
| Entry for Parking Within Building (relative to principal structure) | | | |
| Permitted Vehicular Access Location (relative to principal structure) | | | |
| Minimum Building Height Permitted (ft) | | | |
| Maximum Building Height Permitted (ft) | | | |
| Accessory Structure Height (number of stories) | | | |
| Minimum Finished Floor Elevation Permitted (ft) | | | |
| Minimum Occupied Space Required (ft) | | | |
| Ground Story Street Façade Transparency Required (%) | 65/70% | 37% | WAIVER NEEDED |
| Upper Story Street Façade Transparency Required (%) | 30% | 22% | WAIVER NEEDED |
| Ground Story Non-Street Façade Transparency (%) | 15% | - | N.A. |
| Upper Story Non-Street Façade Transparency (%) | 15% | 27% | MET |
| Parking Lot Ground Story Transparency Requirement (%) | - | - | N.A. |
| Blank Wall Limitations (Yes/No) | REQUIRED | | |
| Principal Entrance Location Required (relative to principal structure) | PRINCIPAL FRONTAGE ST. | | |
| Number of Street Façade Entrances Required (per ft of façade) | 1/75 ft | YES | MET |
| Number of Parking Lot Entrances Required (per ft of façade) | 1 | - | N.A. |
| Mid-Building Pedestrianways Required (# per ft of façade) | - | - | N.A |
| Vertical Increments Required (location on principal structure) | ≤45 ft | MOSTLY. | WAIVER NEEDED FOR SOME CONDITIONS. |
| Horizontal Façade Divisions Required (per ft of façade) | W/IN 3ft GND. ST. | @ 3rd STORY | WAIVER NEEDED |
| Permitted Primary Materials (types) | BRICK, STONE, | GLASS, STUCCO | WAIVER NEEDED |
| Changes in Roof Plane/Type Required (per ft of façade) | ≤ 80 ft | YES | MET |
| Roof Type(s) Permitted (types) | FLAT, PARAPET | FLAT, PARAPET | MET. |
| Tower(s) Permitted (Y/N) | - | - | N.A. |

C1



# INDIVIDUAL BUILDING TYPE REQUIREMENT TABLE

| BUILDING TYPE REQUIREMENT (Refer to 153.062(O) for Building Types) | CODE REQUIREMENT | PROVIDED | MET, N.A., OR DEPARTURE/ WAIVER NEEDED |
|---|---|---|---|
| Proposed Building Type *(Example: Mixed Use Building)*: | | MIXED USE BUILDING. | |
| *Example: Front Property Line Coverage (%)* | *Min. 95%* | *75%* | *Waiver* |
| Number of Principal Buildings Provided (per lot) | | | |
| Front Property Line Coverage (%) | | | |
| Occupation of Corner Required (Yes/No) | | | |
| Front Required Building Zone Required (range, ft) | | | |
| Corner Side RBZ Required (range, ft) | | | |
| Front Setback Required (if no RBZ) (ft) | | | |
| Corner Side Setback Required (if no RBZ) (ft) | | | |
| Side Yard Setback Required (ft) | | | |
| Rear Yard Setback Required (ft) | | | |
| Minimum Lot Width Required (ft) | | | |
| Maximum Lot Width Required (ft) | | | |
| Maximum Building Length or Depth Required (ft) | | | |
| Minimum Lot Depth (Single Family Detached Building Types only) (ft) | | | |
| Maximum Impervious Lot Coverage (%) | | | |
| Semi-Pervious Lot Coverage (%) | | | |
| Parking Permitted (location relative to principal structure) | | | |
| Loading Facility Permitted (location relative to principal structure) | | | |
| Entry for Parking Within Building (relative to principal structure) | | | |
| Permitted Vehicular Access Location (relative to principal structure) | | | |
| Minimum Building Height Permitted (ft) | | | |
| Maximum Building Height Permitted (ft) | | | |
| Accessory Structure Height (number of stories) | | | |
| Minimum Finished Floor Elevation Permitted (ft) | | | |
| Minimum Occupied Space Required (ft) | | | |
| Ground Story Street Façade Transparency Required (%) | 65/70% | 68% | MET |
| Upper Story Street Façade Transparency Required (%) | 30% | 30% | MET |
| Ground Story Non-Street Façade Transparency (%) | 15% | - | N.A. |
| Upper Story Non-Street Façade Transparency (%) | 15% | - | N.A. |
| Parking Lot Ground Story Transparency Requirement (%) | - | - | N.A. |
| Blank Wall Limitations (Yes/No) | REQUIRED | | |
| Principal Entrance Location Required (relative to principal structure) | PRINCIPAL FRONTAGE ST. | | |
| Number of Street Façade Entrances Required (per ft of façade) | 1/75 ft | | WAIVER NEEDED |
| Number of Parking Lot Entrances Required (per ft of façade) | 1 | - | N.A. |
| Mid-Building Pedestrianways Required (# per ft of façade) | - | - | N.A. |
| Vertical Increments Required (location on principal structure) | ≤ 45 ft | | WAIVER NEEDED FOR SOUTH ELEV. |
| Horizontal Façade Divisions Required (per ft of façade) | w/in 3ft GND. ST. | YES. | MET. |
| Permitted Primary Materials (types) | STONE, BRICK, GLASS, STUCCO | | WAIVER NEEDED |
| Changes in Roof Plane/Type Required (per ft of façade) | ≤ 80 ft | | WAIVER NEEDED FOR SOUTH ELEV. |
| Roof Type(s) Permitted (types) | FLAT, PARAPET | FLAT, PARAPET | MET. |
| Tower(s) Permitted (Y/N) | - | - | N.A. |

C2



# INDIVIDUAL BUILDING TYPE REQUIREMENT TABLE

| BUILDING TYPE REQUIREMENT (Refer to 153.062(O) for Building Types) | CODE REQUIREMENT | PROVIDED | MET, N.A., OR DEPARTURE/ WAIVER NEEDED |
|---|---|---|---|
| Proposed Building Type *(Example: Mixed Use Building)*: | CORRIDOR BUILDING | | |
| *Example: Front Property Line Coverage (%)* | *Min. 95%* | *75%* | *Waiver* |
| Number of Principal Buildings Provided (per lot) | | | |
| Front Property Line Coverage (%) | | | |
| Occupation of Corner Required (Yes/No) | | | |
| Front Required Building Zone Required (range, ft) | | | |
| Corner Side RBZ Required (range, ft) | | | |
| Front Setback Required (if no RBZ) (ft) | | | |
| Corner Side Setback Required (if no RBZ) (ft) | | | |
| Side Yard Setback Required (ft) | | | |
| Rear Yard Setback Required (ft) | | | |
| Minimum Lot Width Required (ft) | | | |
| Maximum Lot Width Required (ft) | | | |
| Maximum Building Length or Depth Required (ft) | | | |
| Minimum Lot Depth (Single Family Detached Building Types only) (ft) | | | |
| Maximum Impervious Lot Coverage (%) | | | |
| Semi-Pervious Lot Coverage (%) | | | |
| Parking Permitted (location relative to principal structure) | | | |
| Loading Facility Permitted (location relative to principal structure) | | | |
| Entry for Parking Within Building (relative to principal structure) | | | |
| Permitted Vehicular Access Location (relative to principal structure) | | | |
| Minimum Building Height Permitted (ft) | | | |
| Maximum Building Height Permitted (ft) | | | |
| Accessory Structure Height (number of stories) | | | |
| Minimum Finished Floor Elevation Permitted (ft) | | | |
| Minimum Occupied Space Required (ft) | | | |
| Ground Story Street Façade Transparency Required (%) | 60% | 78% | MET |
| Upper Story Street Façade Transparency Required (%) | 30% | 60% | MET |
| Ground Story Non-Street Façade Transparency (%) | | | N.A |
| Upper Story Non-Street Façade Transparency (%) | | | N.A. |
| Parking Lot Ground Story Transparency Requirement (%) | | | N.A. |
| Blank Wall Limitations (Yes/No) | REQUIRED | | |
| Principal Entrance Location Required (relative to principal structure) | PRIMARY ST. | YES | MET |
| Number of Street Façade Entrances Required (per ft of façade) | 1/75 ft | | WAIVER NEEDED FOR WEST SIDE. |
| Number of Parking Lot Entrances Required (per ft of façade) | 1/100 ft | | N.A. |
| Mid-Building Pedestrianways Required (# per ft of façade) | | | N.A. |
| Vertical Increments Required (location on principal structure) | ≤ 45 ft | | WAIVER NEEDED |
| Horizontal Façade Divisions Required (per ft of façade) | W/IN 3ft OF GND. ST. | YES | MET |
| Permitted Primary Materials (types) | BRICK, GLASS | | MET |
| Changes in Roof Plane/Type Required (per ft of façade) | NONE | - | MET |
| Roof Type(s) Permitted (types) | FLAT | FLAT | MET |
| Tower(s) Permitted (Y/N) | Y | YES | MET |

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# INDIVIDUAL BUILDING TYPE REQUIREMENT TABLE

| BUILDING TYPE REQUIREMENT (Refer to 153.062(O) for Building Types) | CODE REQUIREMENT | PROVIDED | MET, N.A., OR DEPARTURE/ WAIVER NEEDED |
|---|---|---|---|
| Proposed Building Type *(Example: Mixed Use Building)*: | MIXED USE BUILDING | | |
| *Example: Front Property Line Coverage (%)* | *Min. 95%* | *75%* | *Waiver* |
| Number of Principal Buildings Provided (per lot) | | | |
| Front Property Line Coverage (%) | | | |
| Occupation of Corner Required (Yes/No) | | | |
| Front Required Building Zone Required (range, ft) | | | |
| Corner Side RBZ Required (range, ft) | | | |
| Front Setback Required (if no RBZ) (ft) | | | |
| Corner Side Setback Required (if no RBZ) (ft) | | | |
| Side Yard Setback Required (ft) | | | |
| Rear Yard Setback Required (ft) | | | |
| Minimum Lot Width Required (ft) | | | |
| Maximum Lot Width Required (ft) | | | |
| Maximum Building Length or Depth Required (ft) | | | |
| Minimum Lot Depth (Single Family Detached Building Types only) (ft) | | | |
| Maximum Impervious Lot Coverage (%) | | | |
| Semi-Pervious Lot Coverage (%) | | | |
| Parking Permitted (location relative to principal structure) | | | |
| Loading Facility Permitted (location relative to principal structure) | | | |
| Entry for Parking Within Building (relative to principal structure) | | | |
| Permitted Vehicular Access Location (relative to principal structure) | | | |
| Minimum Building Height Permitted (ft) | | | |
| Maximum Building Height Permitted (ft) | | | |
| Accessory Structure Height (number of stories) | | | |
| Minimum Finished Floor Elevation Permitted (ft) | | | |
| Minimum Occupied Space Required (ft) | | | |
| Ground Story Street Façade Transparency Required (%) | 65/70% | 67% | MET |
| Upper Story Street Façade Transparency Required (%) | 30% | 35% | MET |
| Ground Story Non-Street Façade Transparency (%) | 15% | - | N.A. |
| Upper Story Non-Street Façade Transparency (%) | 15% | - | N.A. |
| Parking Lot Ground Story Transparency Requirement (%) | - | - | N.A. |
| Blank Wall Limitations (Yes/No) | REQUIRED | | |
| Principal Entrance Location Required (relative to principal structure) | PRINCIPAL FRONTAGE ST. | | |
| Number of Street Façade Entrances Required (per ft of façade) | 1/75 ft | YES | MET |
| Number of Parking Lot Entrances Required (per ft of façade) | 1 | - | N.A. |
| Mid-Building Pedestrianways Required (# per ft of façade) | - | - | N.A. |
| Vertical Increments Required (location on principal structure) | ≤45 ft | MOSTLY. | WAIVER NEEDED FOR EAST. ELEV. |
| Horizontal Façade Divisions Required (per ft of façade) | w/in 3ft GNDST. | w/in 6ft | WAIVER NEEDED. |
| Permitted Primary Materials (types) | BRICK, GLASS | | MET |
| Changes in Roof Plane/Type Required (per ft of façade) | ≤ 80 ft | YES | MET |
| Roof Type(s) Permitted (types) | FLAT, PARAPET | FLAT, PARAPET | MET |
| Tower(s) Permitted (Y/N) | - | - | N.A |

C4



# INDIVIDUAL BUILDING TYPE REQUIREMENT TABLE

| BUILDING TYPE REQUIREMENT (Refer to 153.062(O) for Building Types) | CODE REQUIREMENT | PROVIDED | MET, N.A., OR DEPARTURE/ WAIVER NEEDED |
|---|---|---|---|
| Proposed Building Type *(Example: Mixed Use Building)*: | | MIXED USE BUILDING | |
| *Example: Front Property Line Coverage (%)* | *Min. 95%* | *75%* | *Waiver* |
| Number of Principal Buildings Provided (per lot) | | | |
| Front Property Line Coverage (%) | | | |
| Occupation of Corner Required (Yes/No) | | | |
| Front Required Building Zone Required (range, ft) | | | |
| Corner Side RBZ Required (range, ft) | | | |
| Front Setback Required (if no RBZ) (ft) | | | |
| Corner Side Setback Required (if no RBZ) (ft) | | | |
| Side Yard Setback Required (ft) | | | |
| Rear Yard Setback Required (ft) | | | |
| Minimum Lot Width Required (ft) | | | |
| Maximum Lot Width Required (ft) | | | |
| Maximum Building Length or Depth Required (ft) | | | |
| Minimum Lot Depth (Single Family Detached Building Types only) (ft) | | | |
| Maximum Impervious Lot Coverage (%) | | | |
| Semi-Pervious Lot Coverage (%) | | | |
| Parking Permitted (location relative to principal structure) | | | |
| Loading Facility Permitted (location relative to principal structure) | | | |
| Entry for Parking Within Building (relative to principal structure) | | | |
| Permitted Vehicular Access Location (relative to principal structure) | | | |
| Minimum Building Height Permitted (ft) | | | |
| Maximum Building Height Permitted (ft) | | | |
| Accessory Structure Height (number of stories) | | | |
| Minimum Finished Floor Elevation Permitted (ft) | | | |
| Minimum Occupied Space Required (ft) | | | |
| Ground Story Street Façade Transparency Required (%) | 65/70% | 53% | WAIVER NEEDED |
| Upper Story Street Façade Transparency Required (%) | 30% | 30% | MET. |
| Ground Story Non-Street Façade Transparency (%) | 15% | – | N.A. |
| Upper Story Non-Street Façade Transparency (%) | 15% | 25% | MET |
| Parking Lot Ground Story Transparency Requirement (%) | – | – | N.A. |
| Blank Wall Limitations (Yes/No) | REQUIRED | | |
| Principal Entrance Location Required (relative to principal structure) | PRINCIPAL FRONTAGE ST. | | |
| Number of Street Façade Entrances Required (per ft of façade) | 1/75 ft | | WAIVER NEEDED |
| Number of Parking Lot Entrances Required (per ft of façade) | 1 | – | N.A |
| Mid-Building Pedestrianways Required (# per ft of façade) | – | – | N.A. |
| Vertical Increments Required (location on principal structure) | ≤ 45 ft | YES | MET |
| Horizontal Façade Divisions Required (per ft of façade) | W/IN 3ft GND. ST. | @ 4th STORY | WAIVER NEEDED |
| Permitted Primary Materials (types) | STONE, BRICK, | GLASS, STUCCO, HARDIBOARD | WAIVER NEEDED |
| Changes in Roof Plane/Type Required (per ft of façade) | ≤ 80 ft | YES | MET |
| Roof Type(s) Permitted (types) | FLAT, PARAPET | FLAT, PARAPET | MET |
| Tower(s) Permitted (Y/N) | – | – | N.A. |

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# MEMORANDUM 9-9-2014

**Project:** Bridge Park
**Project No.:**
**Date and Time:** 9-9-2014
**Project Phase:** Basic Site Plan Review
**Prepared By:** Teri Umbarger

**Summary:**

1. Basic site plan review submittal to include the following:
    a. Civil Documents
        i. Existing Conditions Plan
        ii. Overall site plan
        iii. Block B site plan
        iv. Block C site plan
    b. Landscape Drawings
        i. Landscape plans, details, Roof Patio Details, sections
    c. Architectural
        i. Use site plan
        ii. Conceptual Plans
        iii. Roof plan
        iv. Building section
        v. Building Elevations
    d. Parking
        i. Zoning Summary
        ii. Block b & C Count summary
        iii. Block B parking plans
        iv. Block C parking plans
    e. Departure list

## Bridge Park Site

The Bridge Park Site is a nearly 40 -acre site located on the east bank of the Scioto River, north of Bridge Street/West Granville Road, south of Tuller Ridge, west of Dale Drive and east of Riverside Drive. Given the unique opportunity for coordinated public and private development on the BridgePark Site, the Riverside Neighborhood District is being proposed to further define development on this site.

## Bridge Park Vision

**Open Space**

The use of Open Space is an integral part of the Bridge Park development and is applied at a range of scales. The Bridge Park development evenly distributes a range of Open Space. The development has open space between C4 and C3, B4 & B3, F1 & F2 in front of and between G1 & G2 and along Riverside Drive. All areas have been design to have its own identity

**Area totals**

- B1 = 172,920 sf; 6 stories; mixed use includes retail, office and residential
- B2 = 96,882 sf; 6 stories; mixed use retail, office and residential
- B3 = 65,036 sf; 5 stories, mixed use retail and residential
- B4 = 238420 sf; 6stories; mixed use of garage and residential
- C1 = 74,619 sf; 5 stories; mixed use of retail and residential
- C2 = 97,798 sf; 6 stories; Mixed use of retail and office
- C3 = 65, 331 sf; 5 stories; Mixed use of retail, office and residential
- C4 = 242,406 sf; 6 stories; mixed use of retail, garage and residential
- Parking Block B – 158, 546 sf
- Parking Block C – 135,303 sf