

Minor Project Review

14-107MPR – BSC Scioto River Neighborhood District

Bridge Park East – Mass Excavation

Riverside Drive and Dale Drive

This is a request for site modifications including grading and excavation to prepare for future development. No building pads or construction are proposed. This is a request for a review and approval of a request for a Minor Project Review in accordance with Zoning Code Section 153.066(G).

Date of Application Acceptance

Wednesday, November 5, 2014

Date of ART Determination

Thursday, November 13, 2014

Case Manager

Rachel S. Ray, AICP, Planner II | 614.410.4656 | rray@dublin.oh.us



PART I: APPLICATION OVERVIEW

<i>Zoning District</i>	BSD Scioto River Neighborhood
<i>Development Proposal</i>	Site Modifications
<i>Waivers</i>	None
<i>Administrative Departures</i>	None
<i>Property Address</i>	Riverside Drive – Parcel IDs 273-012471 and 273-012427
<i>Property Owner</i>	Scioto Tuller Acquisition LLC and City of Dublin
<i>Applicant</i>	Nelson Yoder, Crawford Hoying Development Partners
<i>Case Manager</i>	Rachel S. Ray, AICP, Planner II 614.410.4656 rray@dublin.oh.us

Application Review Procedure: Minor Project Review

The purpose of the Minor Project Review as provided in §153.066(G), is to provide an efficient review process for smaller projects that do not have significant community effects. The Minor Project Review is necessary to ensure that applications for development meet the requirements of Chapter 153 of the Dublin Zoning Code.

Following acceptance of a complete application for Minor Project Review, the Administrative Review Team shall approve, deny, or approve with conditions the application based on the criteria of §153.066(F)(3) applicable to Site Plan Reviews. A determination by the Administrative Review Team is required not more than 14 days from the date the request was submitted, unless a time extension is requested.

Proposal Overview

This is a request to begin preparing a site for future development, including cut, fill, and establishing dirt pads for a portion of the Bridge Park East development site (which has not yet received all approvals required for development to begin). The proposal includes required plans for stormwater and erosion control as part of this activity. This proposal does not permit construction of roadways, concrete building pads, building foundations, or any other project-specific development components. Grading and other work proposed with this application is at the developer's risk and does not commit the City to any future action or approval.

The area of work is approximately 5.4 acres on the vacant hillside area of the former driving range, east of the right-of-way for the relocated Riverside Drive, west of the new Dale Drive/Tuller Road connector, south of John Shields Parkway, and north of Dale Drive (east/west portion).



The proposal creates plateaus along the hillside for the approximate locations of the new roads and development blocks as the site slopes down east to west toward the Scioto River. Two construction drives from the two existing parking lots are proposed to provide access to the activity area.

A clean stormwater diversion ditch is proposed to flow east to west from the top of the slope to a stormwater pipe at the bottom of the hill near the former Digger and Finch restaurant pad. A temporary sediment basin at the bottom of the slope is also proposed. A temporary stockpile for the dirt cut from the slope will be placed in the northwest portion of the work area at the bottom of the slope (behind the existing stockpile for the John Shields Parkway/Dale Drive road work). The stockpiled dirt will be used on the site for future development to even out portions of the site. Upon completion of the work, the entire area will be seeded within 14 days.

PART II: ADMINISTRATIVE REVIEW TEAM COMMENTS

Planning

The proposed mass excavation plan ensures the site will be prepared and appropriately managed in the interim until the City and/or the developer are in a position to begin construction on buildings, streets, and other improvements. Completing this preliminary site work over the next few weeks allows for compaction during the winter months before the spring construction season begins. Timing of any construction related to this activity cannot take place until the developer obtains applicable City approvals (Development Plan, Site Plan, Preliminary/Final Plats, and Development Agreement).

Engineering

[Comments reflect the plans submitted as of November 10, 2014]

1. A right of entry for the berm, rock-lined swale and construction entrances needs to be signed by both the City and the applicant which will detail the conditions under which they are allowed to be on City property adjacent to the activity site.
2. A final plan with all proposed work needs to be submitted as part of permitting.
3. The applicant is responsible for meeting the requirements of the OEPA and Section 53.300 of the Dublin Codified Ordinances regarding erosion and sediment control.
4. Signs are to be installed on existing Riverside Drive indicating that trucks will be entering the highway at the two construction points, to the satisfaction of the City Engineer.
5. The applicant will be responsible for any daily cleanup of any dirt on the surrounding streets if attributable to this work, as directed by City staff.

Building Standards, Parks & Open Space, Fire, Police, Economic Development

No comments.

PART III: APPLICABLE REVIEW STANDARDS

Applicable Minor Project Review Criteria

The Administrative Review Team has reviewed this application based on the review criteria for Minor Projects, which include the following:

(d) Efficient Internal Circulation

Criterion met with conditions. The proposed access to the construction site via the driveways from the existing parking lots (on City property) will provide sufficient appropriate access to the activity area. The right of entry shall be signed by both the City and the applicant prior to the start of the permitted activity. The applicant shall also install signs on existing Riverside Drive at the construction points, subject to approval by the City Engineer.

(h) Stormwater Management

Criterion met with condition. The applicant shall demonstrate that the proposed work meets the requirements of the Ohio EPA and Section 53.300 of the Dublin Codified Ordinances regarding erosion and sediment control as part of the permit (Site-Only Permit).

(j) Consistency with Bridge Street Corridor Vision Report, Community Plan, and other Policy Documents

Criterion met. The proposal allows this site to be developed consistent with the Community Plan and the Bridge Street District zoning regulations.

PART IV: PROPOSED ADMINISTRATIVE REVIEW TEAM DETERMINATION

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

- 1) That the right of entry 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;
- 3) That the permit (Site-Only Permit) plans demonstrates compliance with the requirements of the Ohio EPA and Section 53.300 of the Dublin Codified Ordinances regarding erosion and sediment control.