



City of Dublin

Land Use and Long  
Range Planning

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## ADMINISTRATIVE REVIEW TEAM

### RECORD OF DETERMINATION

**JANUARY 8, 2015**

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

**1. BSD Scioto River Neighborhood District – Bridge Park Mixed-Use Development  
Riverside Drive and West Dublin-Granville Road  
15-002BPR/PP Basic Development Plan/Basic Site Plan/Preliminary Plat Reviews**

**Proposal:** This is a request for preliminary review for a new mixed-use development on a 30.9-acre site located at the northeast corner of the intersection of Riverside Drive and West Dublin-Granville Road. The proposal includes new public streets and nine blocks for development for the overall site, with eight mixed-use buildings containing 372 housing units and 260,000 square feet of commercial square footage (office, retail, restaurant).

**Request:** Review and recommendation of approval to City Council for Basic Development Plan and Basic Site Plan Review applications under the provisions of Zoning Code Section 153.066(D). This is also a request for review and recommendation of approval to the Planning & Zoning Commission and City Council for a Preliminary Plat under the provisions of the Subdivision Regulations.

**Applicants:** Nelson Yoder, Crawford Hoying Development Partners

**Planning Contact:** Rachel S. Ray, AICP, Planner II

**Contact Information:** (614) 410-4656 or rray@dublin.oh.us

**DETERMINATION #1:** Recommendation of approval to City Council for two Development Plan Waivers:

**1) Maximum Block Size – Zoning Code Section 153.060(C)(2)(b)**

To increase the maximum permitted block dimensions for Lot 6 (increasing maximum block length from 500 feet to ±584 feet on the west and 617 feet on the east, and maximum block perimeter from 1,750 feet to ±1,979 feet); and

To increase the maximum permitted block dimensions for Lot 9 (increasing maximum block length from 500 feet to ±640 feet on the west and 687 feet on the east, and maximum block perimeter from 1,750 feet to ±1,894 feet).

**2) Front Property Lines – Zoning Code Section 153.060(C)(3)(b)**

Allowing only one front property line (and three corner side property lines) instead of two front property lines (and two corner side property lines) for Lots 3 and 5 containing parking structures, where a minimum of two front property lines are required.

**RESULT:** The Development Plan Waivers were forwarded to City Council with a recommendation of approval.

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**DETERMINATION #2:** Recommendation of approval to City Council for three Site Plan Waivers:

- 1) Front Property Line Coverage – Code Section 153.062(O)(5)(a)1/ 153.062(O)(6)(a)1  
Allowing Front Property Line Coverage to be 52.52% instead of 75% for Buildings B1 and B2 along Riverside Drive, and allowing Front Property Line Coverage to be 63.32% for Buildings C1 and C2 along Riverside Drive.
- 2) Horizontal Façade Divisions – Code Section 153.062(O)(5)(d)4  
Not requiring a horizontal façade division at the top of the ground story (allowing a horizontal façade division at the top of the second story instead) for Buildings B1, B2, and C3.
- 3) Ground Story Height – Code Section 153.062(O)(5)(b)/ 153.062(O)(12)(b):  
Allowing ground story height to exceed the maximum permitted height for Buildings B3 and B4 (Parking Structure Façades), C3 and C4 (Parking Structure Façades) from maximum 12 feet for parking structures and 16 feet for corridor building types up to maximum 22 feet.

**RESULT:** The Site Plan Waivers were forwarded to City Council with a recommendation of approval.

**DETERMINATION #3:** Recommendation of approval to City Council for the Basic Development Plan with six conditions:

- 1) That the applicant works with the City to establish a development agreement for this project;
- 2) That the applicant selects building types that are permitted in the BSD Scioto River Neighborhood District, or seek a Waiver;
- 3) That the applicant provides the full 12-foot minimum clear sidewalk area within the designated shopping corridors as part of the Site Plan Review;
- 4) That the applicant describes the intent for the required BSD Scioto River Neighborhood District gateways at the Development Plan Review, with details to be determined as part of the Site Plan Review;
- 5) That the applicant provides a phasing, demolition, and interim site conditions plan for the development as part of the Development Plan Review; and
- 6) That the applicant addresses any remaining Engineering comments as part of the Development Plan Review.

**RESULT:** The Basic Development Plan was forwarded to City Council with a recommendation of approval.

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**DETERMINATION #4:** Recommendation of approval to the Planning and Zoning Commission and City Council for the Preliminary Plat with four conditions:

- 1) That the plans are revised to include parking on the south side of Banker Drive for the section between Riverside Drive and Mooney Street;
- 2) City Council approval of the Plat modification of the requirement that rights-of-way lines at street intersections must be connected with a straight line tangent;
- 3) That the applicant addresses any remaining Engineering comments prior to final review by City Council; and
- 4) That the applicant ensures that any minor technical adjustments and other adjustments as noted in this report are made prior to final review by City Council.

**RESULT:** The Preliminary Plat was forwarded to the Planning and Zoning Commission and City Council with a recommendation of approval.

**DETERMINATION #5:** Recommendation of approval to City Council for the Basic Site Plan with eight conditions:

- 1) That the applicant seek approval of conditional uses for the proposed parking garages prior to (or with) Site Plan approval;
- 2) That the parking garage entrance/exit drives are reduced to less than 24 feet wide, or seek approval of a Waiver at Site Plan Review;
- 3) That the applicant provide awnings and/or canopies and/or other elements wherever possible and architecturally appropriate at the determination of the required reviewing body at the top of the first story (as conceptually shown in most of the renderings) at the Site Plan Review;
- 4) That the plans are revised to include a crosswalk at the intersection of Bridge Park Avenue and Longshore Street;
- 5) That the building plans are modified to address the potential "Future Waivers" and other modifications noted in this report prior to the Site Plan Review, or Site Plan Waivers will be required;
- 6) That the applicant seek approval of a request to pay a fee-in-lieu of dedicating the full open space requirement;
- 7) That the proposed open spaces that fail to meet the minimum dimensional requirements are modified prior to the Site Plan Review, or Site Plan Waivers will be required; and
- 8) That the applicant addresses any remaining Engineering comments as part of the Site Plan Review.

**RESULT:** The Basic Development Plan was forwarded to City Council with a recommendation of approval.

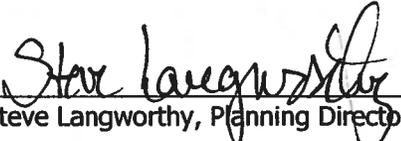
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**DETERMINATION #6:** Approval of this request for four Administrative Departures:

- 1) Front Property Line Coverage (minimum 75% required)
  - a. *Building C2 – 73.46% along Bridge Park Avenue*
- 2) Upper Story Height
  - a. *Building B4 (Garage) – 12.5 feet (maximum 12 feet)*
  - b. *C2 – 15 feet (max. 14 ft.)*
  - c. *C4 (Garage) – 12.67 ft. (maximum 12 feet).*
- 3) Upper Story Street Façade Transparency Requirement (minimum 30% required)
  - a. *Building B1 – 27.70% at 4th floor (Riverside Drive elevation);*
  - b. *C3 – 29.19% at 5th floor (Bridge Park Avenue);*
  - c. *C4 (Residential) – 29.31% at 2nd floor and 29.88% at 5th floor (Mooney Street).*
- 4) Minimum Primary Façade Materials Requirement (minimum 80% required)
  - a. *Building B1 – 74.45% (Longshore Street elevation); 74.71% (open space); 73.85% (Banker Drive)*
  - b. *B2 – 76.15% (open space)*
  - c. *B3 – 73.06% (Longshore Street); 78.70% (Mooney Street)*
  - d. *B4 (Residential) – 73.08% (Longshore Street; 78.73% (open space)*
  - e. *C3 – 74.13% (Mooney Street)*
  - f. *C4 (Residential) – 74.58% (Mooney Street)*

**RESULT:** This request was approved. This approval shall be valid for a period of two years from the date of approval in accordance with Zoning Code Section 153.066.

**STAFF CERTIFICATION**

  
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Steve Langworthy, Planning Director