

ADMINISTRATIVE REVIEW TEAM

RECORD OF DETERMINATION

MARCH 5, 2015

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

4. Sycamore Ridge Park Rezoning 15-011Z 6720 Riverside Drive Rezoning

Proposal: Rezoning a 3.5-acre parcel from BSD Public District to BSD Residential District. The site is on the east side of Tuller Ridge Drive between Tuller Road and Sycamore Ridge Boulevard.

Request: Review and recommendation of approval to the Planning and Zoning Commission and City Council of a rezoning under the provisions of Zoning Code Section 153.234.

Applicant: Dana McDaniel, City Manager, City of Dublin

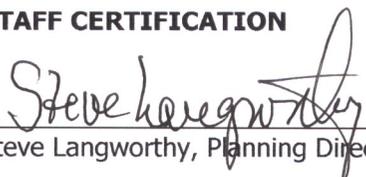
Planning Contact: Jennifer M. Rauch, AICP, Senior Planner

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

DETERMINATION: Recommendation of approval to the Planning and Zoning Commission and City Council of this request for Rezoning.

RESULT: This application was forwarded to the Planning and Zoning Commission and City Council with a recommendation of approval.

STAFF CERTIFICATION



Steve Langworthy, Planning Director

ADMINISTRATIVE REVIEW TEAM

RECORD OF DETERMINATION

MARCH 5, 2015

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

**5. BSD Residential – Tuller Flats 4313 Tuller Road
15-012DP-BSD/SP-BSD Development Plan/Site Plan Reviews**

Proposal: A multiple-family residential development consisting of 420 apartment units within 29 three-story apartment buildings, a community clubhouse, and associated streets and open spaces on approximately 20.44 acres south of Tuller Road, east of the intersection with Tuller Ridge Drive.

Request: Review and recommendation of approval to the Planning and Zoning Commission for this application for Development Plan and Site Plan Reviews under the provisions of Zoning Code Section 153.066(E)-(F).

Applicant: Brent Sobczak, Casto Communities.
Representative: Aaron Underhill, Underhill Yaross.
Planning Contact: Joanne Shelly, Urban Designer/Landscape Architect
Contact Information: (614) 410-4677; jshelly@dublin.oh.us

DETERMINATION 1: Approval of seven Administrative Departures:

1. §153.062(O)(3): Building Types, Apartment buildings – Impervious lot coverage 70% maximum - a request to accept Block F, 71% impervious coverage.
 - Building Type B, Building 19
 - Building Type C, Building 20
 - Building Type E, Building 17
 - Building Type F, Building 16
 - Building Type H, Building 21
 - Building Type J, Building 18
2. §153.062(O)(3): Building Types, Apartment Buildings – Number of street façade entrances required 1 per 75 linear feet of façade.
 - Building Type D, Buildings 3 & 30; 3 required, 2 provided
 - Building Type E, Buildings 6, 14 & 17; 3 required, 2 provided
3. §153.064: Open Space – 1.9 acres required, 1.84 acres provided.

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4. §153.062(O)(3): Building Types, Apartment Buildings – Street façade transparency - minimum 20% side elevations.
 - Building Type D, Buildings 3 & 30
 - Building Type E, Buildings 6, 14 & 17 (1st story)
 - Building Type H, Buildings 12, 21 & 26 (1st story)
5. §153.062(O)(3): Building Types, Apartment Buildings - Non-street façade transparency - minimum 15%, side/rear elevations.
 - Building Type A, Buildings 1, 4 & 23
 - Building Type B, Buildings 9, 11, 19, & 28 (1st story & 3rd story)
 - Building Type C, Buildings 5,10, 20, 22, 24, 27 (1st story & 3rd story)
 - Building Type G, Buildings 8, 13, &16 (1st story)
6. §153.062(O)(3): Building Types, Apartment Buildings – Primary façade materials, 80% minimum – Front Elevation (with comp. siding).
 - Building Type A, 74.65% (with comp. siding)
 - Building Type D, Buildings 3 & 30
 - Building Type E, Buildings 6, 14 & 17
7. §153.062(O)(3): Building Types, Apartment Buildings – Primary façade materials, 80% minimum – side/rear elevations.
 - Building Type D, Buildings 3 & 30
 - Building Type E, Buildings 6, 14 & 17

RESULT: The seven Administrative Departures were approved.

DETERMINATION 2: Recommendation of approval to the Planning and Zoning Commission of the following 12 Waivers:

1. §§153.062(O)(3) Building types, Apartment Buildings, Street Frontage: A request for a Waiver for Block G, Building 22 due to an existing utility easement along Tuller Ridge Road at this location, including a Waiver to the minimum 75% Front Property Line Coverage, Occupation of Corner, and Front and Corner Side RBZ requirements.
2. §153.062(O)(3): Building Types, Apartment Buildings, Street Frontage: A request for a Waiver for Block E, Building 11 due to an existing utility easement along Tuller Road at this location, including a Waiver to the minimum 75% Front Property Line Coverage, Occupation of Corner, and Front and Corner Side RBZ requirements.

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3. §153.062(O)(3): Building types, Apartment Buildings, Blocks B, C & F, where Watson and Deardorff Streets and McCune Avenue are designated as Principal Frontage Streets:
 - a. A request for a Waiver to the Front Property Line Coverage percentage requirement for Buildings 3, 46, 8, 16 & 21
 - b. A request for a Waiver to the required number of building entrances on the PFS, as side elevations do not have entries, for Buildings 4, 6, 8, 16 & 20
 - c. A request to allow accessory structures along a principal frontage street where the lot is required to be occupied by a principal buildings, since the clubhouse is considered to be an accessory structure
4. §153.062(O)(3): Minimum Finished Floor Elevation: A request for a Waiver to the 2.5-foot minimum elevation requirement, so that the ADA accessible units can meet ADA accessibility requirements for Buildings Type A, B, C, D, E, F, H & J.
5. §153.062(O)(3): Building Types, Apartment Buildings A request for a Waiver to the number of required street façade entrances, allowing none where one is required for:
 - a. Building Type A, Buildings 1, 4 & 23
 - b. Building Type B, Buildings 9, 11, 19, & 28
 - c. Building Type C, Buildings 5,10, 20, 22, 24 & 27
 - d. Building Type D, Buildings 3 & 30
 - e. Building Type E, Buildings 6, 14 & 17
 - f. Building Type F, Buildings 2, 25, & 29
 - g. Building Type G, Buildings 8, 13, & 16
6. §153.062(O)(3): Building Types, Apartment Buildings – A request for a Waiver for the corner occupancy requirement due to existing utility easements for Block G, Building 22.
7. §153.062(I)(1)(a): Building Types, Balconies, Porches, Stoops & Chimneys – A request for a Waiver to the minimum six-foot depth requirement for all buildings.
8. §153.062(O)(3): Building Types, Apartment Buildings – Minimum Occupied Space – A request for a Waiver to the minimum 20-foot depth of occupied space on ground stories facing a street for Building Types A, B, C, D, F, & J where garages occupy the rear portion of the unit.
9. §153.062(O)(3): Building Types, Apartment Buildings – Street Facing Transparency – A request for a Waiver to the minimum 20% transparency requirement for:
 - a. Building Type A, Buildings 1, 4 & 23; side elevation
 - b. Building Type B, Buildings 9, 11, 19, & 28; side elevation
 - c. Building Type C, Buildings 5,10, 20, 22, 24, 27; side elevation (3rd story)

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10. §153.062(O)(3): Building Types, Apartment Buildings – Street Facing transparency – A request for a Waiver to the minimum 20% transparency requirement for:
 - a. Building Type A, Buildings 1, 4 & 23; side elevation
 - b. Building Type B, Buildings 9, 11, 19, & 28; side elevation
 - c. Building Type C, Buildings 5,10, 20, 22, 24, 27; side elevation (3rd story)
11. §153.062(O)(3): Building Types, Apartment Buildings – A request for a Waiver to the minimum 15% non-street facing façade transparency requirement for:
 - a. Building Type A, Buildings 1, 4 & 23; rear elevation, 1st story (garage)
 - b. Building Type D, Buildings 3 & 30; rear elevation, 1st story (garage)
 - c. Building Type F, Buildings 2, 25 & 29; rear elevation (1st story) (garage)
 - d. Building Type H, Buildings 12, 21 & 26 (1st story) (garage)
 - e. Building Type J, Buildings 15 & 18; rear elevation (1st story) (garage)
12. §153.062(O)(3): Building Types, Apartment Buildings – A request for a Waiver to the minimum requirement for a vertical façade division not more than every 40 feet for the front elevation of Building Type C, Buildings 5,10, 20, 22, 24, 27.

DETERMINATION 3: Recommendation of approval to the Planning and Zoning Commission for this request for Development Plan Review, with one condition:

- 1) That the Infrastructure Agreement shall be fully executed prior to approval of building permits.

RESULT: The Development Plan was forwarded to the Planning and Zoning Commission with a recommendation of approval with one condition.

DETERMINATION 4: Recommendation of approval to the Planning and Zoning Commission for this request for Site Plan Review, with nine conditions:

- 1) That the proposed retaining walls supporting the parking spaces for Buildings 2, 3, 22, 23, & 24 will need to be designed to carry the anticipated loads, engineered and detailed appropriately, including railings and be approved by the City Engineer prior to issuance of building permits;
- 2) That the 3.5 acres located within Block G be rezoned from BSC Public District to BSD Residential District;
- 3) That the façade material transitions be verified to meet Code as part of the building permitting process;
- 4) That the roof materials be submitted, verified to meet Code and approved as part of the building permitting process;
- 5) That the canopies at the building entrances, materials, mounting and illumination be submitted, verified to meet Code and approved as part of the building permitting process;
- 6) That the accessory structure details for the pool house & maintenance building shall be provided and approved as part of the building permitting process;

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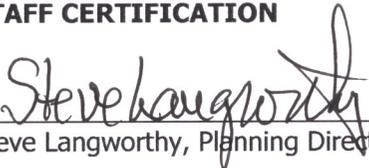
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- 7) That the applicant submit and have approved by the reviewing body a Master Sign Plan, prior to building permitting;
- 8) That the applicant submit plans clarifying stoop dimensions in relationship to the property lines and easements, prior to approval of the building permits; and
- 9) That the applicant shall provide lighting cut sheets, which demonstrate the proposed building entry, step, and wall mounted lights meet the stated requirements and limits, prior to building permitting.

RESULT: The Site Plan was forwarded to the Planning and Zoning Commission with a recommendation of approval with nine conditions.

STAFF CERTIFICATION



Steve Langworthy, Planning Director