



ADMINISTRATIVE REVIEW TEAM

RECORD OF DETERMINATION

JUNE 4, 2015

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

- 1. BSD Scioto River Neighborhood District – Bridge Park – C Block,
Phase 2 Mass Excavation
Riverside Drive & Dale Drive
Minor Project Review
15-048MPR**

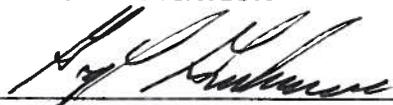
Proposal: A request for site modifications including grading and excavation to prepare for future development.
Request: Review and approval of a Minor Project Review in accordance with Zoning Code Section 153.066(G).
Applicant: Nelson Yoder, Crawford Hoying Development Partners.
Planning Contact: Rachel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

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

- 1) That the permit (Site-Only Permit) plans demonstrate compliance with the requirements of the Ohio EPA and Section 53.300 of the Dublin Codified Ordinances regarding erosion and sediment control;
- 2) That the applicant will obtain all required permits prior to beginning work not limited to a Mass Excavation permit, Demolition Permit and any other approvals from the Ohio EPA required to perform this work; and
- 3) That the applicant and applicable contractors will attend a preconstruction meeting with City Staff prior to beginning any earth moving work.

Determination: 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 Section 153.066(N)(6)(b).

STAFF CERTIFICATION



Gary Gunderman, Planning Manager



ADMINISTRATIVE REVIEW TEAM

RECORD OF DETERMINATION

JUNE 4, 2015

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

**2. BSD Sawmill Center Neighborhood District – Park and Ride
15-049MPR/CU 6801 and 6851 Village Parkway
Minor Project Review/Conditional Use**

Proposal: Site improvements, including building demolition, and review of a temporary public Park and Ride. The site is on the west side of Village Parkway, north of the intersection with Cooperstone Drive.

Request: Review and approval of a Minor Project Review under the provisions of Zoning Code Section 153.065 and review and recommendation of approval to the Planning and Zoning Commission of a conditional use under the provisions of Zoning Code Sections 153.234 and 153.236.

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

REQUEST #1: Approval of this request for Minor Project Review with two conditions:

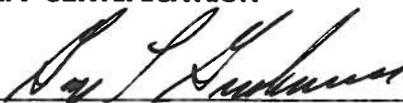
- 1) The final crosswalk details should be reviewed with the Dublin Engineering staff and refined as required by the Dublin City Engineer; and
- 2) The crosswalk should include an actuated pedestrian crossing LED warning system and any necessary signing and pavement markings.

Determination: 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 Section 153.066(N)(6)(b).

REQUEST #2: Recommendation of approval to the Planning and Zoning Commission of this request for Conditional Use Review with no conditions.

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

STAFF CERTIFICATION


Gary Gunderman, Planning Manager

ADMINISTRATIVE REVIEW TEAM

RECORD OF DETERMINATION

JUNE 4, 2015

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

**3. BSD Scioto River Neighborhood District – Park and Ride Dale Drive
15-050MPR/CU Minor Project Review/Conditional Use**

Proposal: Site improvements and review to permit the use of a public Park and Ride. The site is on the east side of Dale Drive, north of the intersection with West Dublin Granville Road.

Request: Review and approval of a Minor Project Review under the provisions of Zoning Code Section 153.065 and review and recommendation of approval to the Planning and Zoning Commission of a conditional use under the provisions of Zoning Code Sections 153.234 and 153.236.

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

REQUEST #1: Recommendation of approval to the Planning and Zoning Commission of a Waiver request to Zoning Code Section 153.065(D)(5)(c) to permit reduced parking lot interior tree lawn dimensions.

Determination: This Waiver was forwarded to the Planning and Zoning Commission with a recommendation of approval.

REQUEST #2: Approval of this request for Minor Project Review with six conditions:

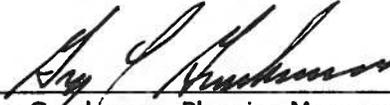
- 1) The final landscape plan details, including a detail of the proposed retaining wall will be reviewed and approved with the building permit;
- 2) A complete tree survey, removal and replacement plan will be required prior to the submission of building permits;
- 3) Sign details that meet Code and are consistent with the typical sign example will be required with the sign permit submission;
- 4) A revised sign location and orientation needs to be determined to avoid conflicts with the existing utilities, subject to approval by Planning and Engineering;
- 5) A detailed stormwater management plan will be required with the building permit submission; and
- 6) Additional information will need to be provided regarding grading and lighting, as outlined in the report, subject to approval by Engineering.

Determination: 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 Section 153.066(N)(6)(b).

REQUEST #3: Recommendation of approval to the Planning and Zoning Commission of this request for Conditional Use Review with the modifications to the Zoning Code requirements for setbacks for the shelter and sign locations.

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

STAFF CERTIFICATION



Gary Gunderman, Planning Manager