



ADMINISTRATIVE REVIEW TEAM

RECORD OF DETERMINATION

JULY 1, 2015

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

- 1. BSD Sawmill Center Neighborhood District – Dublin Village Center
School of Rock Sign 6727 Dublin Center Drive
15-060MPR Minor Project Review**

Proposal: Installation of a new 20-square-foot wall sign for a tenant in the Dublin Village Center shopping center on the west side of Dublin Center Drive, east of Village Parkway (northeast of the movie theater).

Request: Review and approval of a Minor Project Review under the provisions of Zoning Code Section 153.066(G).

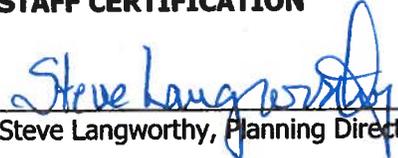
Applicant: Eric Hilty, Hilty Signs

Planning Contacts: Rachel S. Ray, AICP, Planner II; (614) 410-4656, rray@dublin.oh.us; and Lia Yakumithis, Planning Assistant; (614) 410-4654, lyakumithis@dublin.oh.us

REQUEST: Approval of this request for Minor Project Review with no conditions.

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 Sections 153.065(H) and 153.066(G).

STAFF CERTIFICATION


Steve Langworthy, Planning Director

ADMINISTRATIVE REVIEW TEAM**RECORD OF DETERMINATION****JULY 1, 2015**

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

**2. BSD Scioto River Neighborhood District – Bridge Park – Phase 2 (B Block)
Riverside Drive and Dale Drive
15-052DP-BSD/SP-BSD/CU Development Plan/Site Plan/Conditional Use Reviews**

- Proposal:** The second phase of a new mixed-use development, including four buildings containing 228 dwelling units, 42,644 square feet of office uses, 55,500 square feet of commercial (retail, restaurant, personal services) uses, and an 894-space parking structure on a 5.74-acre site. The proposal includes three new public streets and two blocks of development. The site is north of State Route 161/West Dublin-Granville Road at the intersection of Riverside Drive, and (future) Bridge Park Avenue.
- 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:** Nelson Yoder, Crawford Hoying Development Partners.
- Planning Contact:** Joanne Shelly, AICP, RLA, LEED BD+C, Urban Designer/Landscape Architect; (614) 410-4677; jshelly@dublin.oh.us

REQUEST 1: FEE-IN-LIEU OF OPEN SPACE

Request to pay a fee-in-lieu of open space dedication for 0.75-acres of the required 1.08-acres of open space for this phase of the Bridge Park mixed-use development.

Determination: The Open Space Fee-in-Lieu request was recommended for approval to the Planning and Zoning Commission.

REQUEST 2: ADMINISTRATIVE DEPARTURES

Request for approval of 8 Administrative Departures:

- 1) Balcony Dimensions – §153.062(I) – requiring a 6-foot depth for balconies. Allow the balconies on buildings B1 & B2 to range in depth from a 5.5 feet minimum while maintaining a minimum of 30 square feet on all balconies.
- 2) Front Property Line Coverage – §153.062(O)(5)(a)1 – Allow the front property line coverage to be 89% for building B5, where the requirement is 90%.
- 3) Story height – §153.062(O)(5)(b) – 12-foot maximum upper story height permitted. Allow building B5 to have a 12.5-foot upper story height.

- 4) Transparency – §153.062(O)(5)(d)1 – Allow the following:
 - a. B1 – Upper Story Street Façade Transparency (30% required): 29% on west, Longshore Street elevation;
 - b. B2 – Upper Story Street Façade Transparency (30% required): 29% on the 3rd, 4th & 5th story of the west elevation (Riverside Drive); 29% on the 6th story of the north elevation (Bridge Park Avenue); 29% on the 6th story of the east elevation (Longshore Street).

- 5) Vertical Increments Require – §153.062(O)(5)(d)4 – No greater than 45 feet. Allow the following:
 - a. B1 – 47.33 feet on the west elevation (Riverside Drive), 46.62 feet on the north elevation (open space).
 - b. B4 – 45.60 feet on the west elevation (Longshore Street), 48.93 feet on the north elevation (open space).

- 6) Primary Façade Materials – §153.062(O)(5)(d)5 – 80% permitted primary materials required. Allow the following:
 - a. B1 –78% primary on the west elevation (Riverside Drive), 74% primary on the north (open space) elevation, 72% primary on the south (Banker Drive) elevation.
 - b. B2 –75% primary on the east (Longshore) elevation.
 - c. B3 –72% primary on the west elevation (Riverside Drive), 78% primary on the east (Longshore) elevation.
 - d. B4 – 76% on the west elevation (Longshore Street).

- 7) Tower Height – §153.062(O)(5)(d)6 – Allow the tower height to be 13.04 feet, where the maximum permitted height is 12 feet.

- 8) Mid-Building Pedestrianways - §153.065(I)(2)(b) Walkability Standards – Requiring a mid-building pedestrian way on buildings over 250 feet in length. Not requiring a mid-building pedestrian way for building B1 (255-foot building length).

Determination: Eight Administrative Departures were approved by the ART.

REQUEST 3: DEVELOPMENT PLAN

Request for recommendation of approval of the Development Plan to the Planning and Zoning Commission with the following two conditions:

- 1) That a Development and Infrastructure Agreement (as applicable) be approved by City Council and all impacted property owners prior to issuance of building permit (buildings B1 – B4/B5) and recording of the Final Plat for Bridge Park, Phase 1 (B Block); and
- 2) That a Master Sign Plan is approved by the Planning and Zoning Commission for the shopping corridor segments prior to occupancy of any of the buildings (B2 and B3).

Determination: The Development Plan was recommended for approval to the Planning and Zoning Commission with two conditions.

REQUEST 4: PRIMARY MATERIALS

§153.062(E)(1)(c) states that "permitted primary building materials shall be high quality, durable materials including but not limited to stone, manufactured stone, full depth brick, and glass."

The Administrative Review Team recommends approval to the Planning and Zoning Commission for the following to be used as primary materials:

1. Composite Metal Panels (CMP)
2. Stainless Steel Metal Mesh Panels (MMP)

Determination: These materials (CMP and MMP) were recommended for approval to the Planning and Zoning Commission.

REQUEST 5: WAIVERS

Request for approval to the Planning and Zoning Commission for 13 Site Plan Waivers:

- 1) §153.062(D)(1)(a)-(c), Parapet Roof Type
 - a. *Parapet roof height shall be between 2 – 6 feet in height;* A request to allow the height of parapets to drop below the minimum height of 2 feet in numerous locations on buildings B1, B2, B3 & B4 as the roofline jogs in height across the elevations.
 - b. *Parapets shall wrap around all sides of the building;* A request to allow parapets, which are not continuous. Parapets are present on portions of the front and side facades of all buildings, but as the roofline jogs up and down along the elevation, the parapet is not continuous.
 - c. *Horizontal Shadow Lines:* Encouraged to distinguish parapets from upper stories and to define the top of the parapet. Horizontal shadow lines have been incorporated to define the tops of some parapets, but not always between the upper story and the bottom of the parapet.
- 2) §153.062(N)(4)(a)5, Façade Requirements
 - a. *Visible Vents/AC Units/Other Utility Elements;* these elements are not permitted to be part of any street-facing façade, unless permitted for individual building types. A request to allow dryer vents, range vents and fresh air intake vents located on street-facing facades of buildings B1, B2, B3, and B4.
- 3) §153.062(O)(5) & (12) (1)a, Building Siting
 - a. *Front Required Building Zone, 0 - 15 feet;* A request to allow building B1 to have 128 feet of the building façade outside of the RBZ due to a recess in the building centered on the façade to create a large entry and private patio. A large staircase enhances the public streetscape and accommodates some change in grade.
 - b. *Corner Side RBZ, 5 - 25 feet;* A request to allow building B5 (parking garage) to encroach on the RBZ below the minimum 5-foot requirement.
 - c. *Right-of-Way Encroachments, none allowed;* A request to allow the pedestrian bridge to encroach over the public right-of-way of Longshore Street to building B5.

4) §153.062(O)(5)&(12) (a)(2), Buildable Area

- a. *Maximum Impervious Lot Coverage, 80%*; A request to allow 98% impervious lot coverage for:
 1. Lot 3 – buildings B1 & B2; and
 2. Lot 4 – buildings B3 & B4/B5

5) §153.062(O)(5)(d)1-2, Façade Requirements, Transparency

- a. *Ground Story Street Facing Transparency, 60% minimum*; A request to allow less than the 60% transparency required for building B4 west, east & south elevation at residential units. Typical residential transparency would be 30%.
- b. *Street Façade, Blank Wall Limitations, not permitted*; A request to allow a blank wall on building B4 (west elevation) due to service.
- c. *Street Façade, Blank Wall Limitations, not permitted*; A request to allow a blank wall on building B5 (south elevation) due to grade changes.
- d. *Non-Street Façade, 15% minimum*; A request to allow less than 15% transparency required for building B4 (north elevation) due to the change in grade across the site.
- e. *Non-Street Façade, Blank Wall Limitations, not permitted*; A request to allow a blank wall on buildings B1 & B4 (north elevations) due to service rooms on the building interior.

6) §153.062(O)(5)(d)3, Building Entrances

- a. *Principal Entrance Location, on primary street façade*; A request to allow building B2 entrance not on a PFS and building B3, primary entrance on the open space and not on the primary façade.
- b. *Street Façade Number of Entrances, 1 per 75 feet*; A request to allow the 2 lobbies for building B4 to substitute for the 4 required street entries.
- c. *Street Façade Number of Entrances, 1 per 75 feet*; A request to allow less than the required number of entries per street façade for building B5, east elevation 4 required, 1 provided; south elevation 3 required, 1 provided (through lobby); west elevation 1 required, 1 provided.

7) §153.062(O)(5)(d)4, Façade Divisions

- a. *Vertical Increments Divisions, no greater than 45 feet*; A request to allow the following deviations, which are greater than the 45-foot maximum due to variations in the overall building design.
 1. B1 – west, south & north elevations at parapet
 2. B2 – west elevation at parapet
 3. B3 – north, south, east & west elevations at parapet
 4. B4 – northwest section adjacent to building tower
 5. B5 – east & south elevations over garage vehicle access points
- b. *Horizontal Façade Divisions, within 3 feet of the top of the ground story*; A request to allow building B5 to forego horizontal façade division requirements where the façade is covered by the green screen screening material.

8) §153.062(O)(5)(d)5, Façade Materials

- a. *Permitted Primary Material, Stone, Brick & Glass, minimum 80%*; A request to allow façade materials to be less than 80% on the following elevations:
 1. B1 – east elevation, 71%
 2. B3 – north elevation, 56% & south elevation, 71%
 3. B4 – north elevation, 69% & east elevation, 69%
- b. *Permitted Secondary Façade Materials, maximum 20%*; A request to allow secondary façade materials to exceed 20% on the following elevations:
 1. B2 – east elevation, 25%
 2. B4 – north elevation, 31%, east elevation, 31% & west elevation, 24%

9) §153.062(O)(12)(d)6, Parking Structure, Roof Types

- a. *Tower height/width, maximum height may not exceed width*; A request to allow the height and width to exceed the allowable height of 14 feet and width of 14 feet for the tower on the following buildings:
 1. Tower height: B4/B5 16.88 feet
 2. Tower width: B4 – south elevation 41.61 feet & west elevation 27.15 feet
 3. Tower width: B5 – north elevation 34.85 feet & west elevation 48.18 feet

10) §153.064(G)(1)/Table 153.064-A, Open Space Types

- a. *Pocket Plazas, minimum 300 square feet/maximum 1,200 square feet*; A request to allow The "Plaza" – pocket plaza to exceed the size requirements for pocket plazas.

11) §153.065(B)(5)(a)-(d), Site Development Standards Parking Structure Design

- a. *Entrance/Exit, Number of Exits Lanes 5 required*; A request to allow one less (4) than the required entry/exit lanes.
- b. *Stacking Spaces, two 20-foot stacking spaces to be provided between right-of-way and entry gate*; A request to allow the stacking to occur interior to the structure.
- c. *Interior Circulation, Ceiling Clearance, 12 feet required*; A request to allow the Mooney Street entry to be 10.66 feet, which is less than the minimum requirement.
- d. *Pedestrian Safety/Circulation – Maximum distance to nearest exit 200 feet*; A request to allow the maximum distance to the nearest exit to be exceeded by 60 feet.

12) §153.065(I)(2)(a), Walkability Standards

- a. *Mid-Building Pedestrianways, Requiring a mid-building pedestrianway on buildings over 250 feet in length*; A request to allow the following: building B4 – 291.48-foot building length without a mid-building pedestrianway.

13) §153.062(E)(2)(a) Building Types, Materials, Façade Material Transitions

- a. *Material transitions shall occur at an inside corner*; A request to allow the materials to transition at the return of the primary material to the material on the balcony interior for buildings B1, B2, B3.

Determination: The 13 Site Plan Waivers were recommended for approval to the Planning and Zoning Commission with the conditions noted as part of the Site Plan Review.

REQUEST 6: SITE PLAN REVIEW

Request for a recommendation of approval of the Site Plan Review to the Planning and Zoning Commission with the following 11 conditions:

- 1) That a Development Agreement be approved by City Council prior to issuance of building permits for any of the buildings (B1 – B4/B5), and that the agreement include the aerial easements for the pedestrian bridge encroachments;
- 2) That the applicant obtains Minor Project approval for any ground floor tenant that elects to install a patio and/or modify the exterior tenant storefronts, prior to tenant occupancy.
- 3) Building Type Conditions
 - a. That the balconies are modified to provide the required material transitions on the interior of the corner of the balconies;
 - b. That the applicant provide additional details for the canopies at the building entrances, including material, illumination, and mounting details, prior to building permitting and to be reviewed and approved by the Planning and Zoning Commission with the Master Sign Plan or by the ART through the Minor Project Review process, as applicable;
 - c. That the applicant continue to work with the City and the Dublin Arts Council as they develop the final elements for the building B2 and Bridge Park Avenue pocket plaza located at the terminal vista of the pedestrian bridge; and
 - d. That the applicant selects vents that are coordinated with the color of the adjacent exterior building finish materials, or that they are painted a coordinating color, subject to Planning approval.
- 4) Open Space Conditions
 - a. That the applicant continue to work with ART to provide a variety of design and seating opportunities within the pocket plaza prior to building permitting, subject to Planning approval;
 - b. That the building permit plans and Final Plat include notes that state that the Pocket Parks and Pocket Plazas will be owned and maintained by the property owner, with public access easements; and
 - c. That the applicant continue to work with Staff to ensure that additional pervious pavement is provided within the open space, subject to Planning and Engineering approval at building permitting.
- 5) Parking & Loading Conditions
 - a. That the applicant provides information about how the parking spaces within the garage are to be controlled and/or designated for resident use, valet use, etc. at building permitting; and
 - b. That the applicant provide the cut sheets for the bicycle parking facilities (on-street and in the garages) at building permitting, subject to Planning approval.
- 6) That the plans demonstrate compliance with the City of Dublin Stormwater Management Design Manual at building permitting, subject to approval by the City Engineer;
- 7) That the applicant addresses Engineering comments subject to approval by the City Engineer;

- 8) That the rooftop and parking garage mechanical units are screened in an architecturally appropriate manner in accordance with Zoning Code Section 153.065(E)(3) subject to Planning approval, prior to building permitting;
- 9) That the applicant revise the lighting plans and provide fixture power and efficiency information at building permitting to verify that the exterior lighting requirements of Zoning Code Section 153.065(F) and Engineering standards are met, subject to Engineering approval at building permitting;
- 10) That a Master Sign Plan be approved by the Planning and Zoning Commission for the shopping corridor segments prior to occupancy of any of the buildings (B2 and B3); and
- 11) That the applicant addresses the comments in the "Additional Plan Review/Detail Comments" section of this report at building permitting.

Determination: The Site Plan was recommended for approval to the Planning and Zoning Commission with 11 conditions.

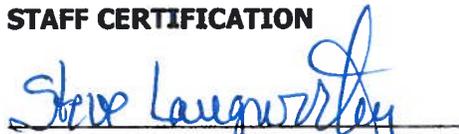
REQUEST 7: CONDITIONAL USE

Recommendation of approval of the Conditional Use to the Planning and Zoning Commission to allow parking structures visible from the right-of-way with three conditions:

- 1) That the interior circulation plans are revised at building permitting to allow for adequate stacking space at each entry to the garage between the right-of-way and the entry gate (building B4/B5);
- 2) That the applicant verify whether cameras will monitor pedestrian activity in the parking garage from a remote location, or if other security measures will be taken, at building permitting; and
- 3) That the applicant enhance the pedestrian entrance along Mooney Street with pedestrian scale features such as brick paving wrapping into the garage, protective bollards or fencing to separate the vehicular space from the pedestrian walk and pedestrian scale canopy.

Determination: The Conditional Use was recommended for approval to the Planning and Zoning Commission with three conditions.

STAFF CERTIFICATION


Steve Langworthy, Planning Director