



ADMINISTRATIVE REVIEW TEAM

RECORD OF DETERMINATION

AUGUST 13, 2015

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

**5. Ohio University Dublin Campus – Parking Lot 6805 Bobcat Way
15-070WID-DP West Innovation District – Development Plan**

Proposal: A 227-space parking lot addition for a college campus at the southeast corner of the intersection of SR161 and University Drive, west of Bobcat Way.

Request: Review and approval of a Development Plan application under the provisions of Zoning Code Section 153.042.

Applicant: Steven Schehl and Linda Menerey, EMH&T.

Planning Contact: Claudia Husak, AICP, Planner II; (614) 410-4675, chusak@dublin.oh.us

REQUEST 1: Approval of this request for three Administrative Departures:

1. §153.040(B)(7) – Open Space Plantings – Waiving requirement to provide 1 tree per 1,000 square feet of pervious site area as being inconsistent with, and impractical toward, meeting the objective to create a campus of multiple buildings on a single parcel.
2. §153.040(G) – Parking Adjustment – Providing parking above the minimum/maximum required by Code. The applicant has proposed 227 additional parking spaces, which exceeds the previously approved maximum parking spaces of 396. The applicant anticipates a total need of parking requirement of approximately 623 parking spaces based on the documented needs of the large numbers of commuter students enrolled.
3. §153.040(H) – Bicycle Parking – Code requires 1 bicycle parking space for every 15 vehicular parking spaces or 16 bicycle parking spaces for this proposal. The applicant contends that given the limited accessibility of the campus by public transportation or existing shared used paths, the required bicycle parking spaces should be deferred until a Master Plan is completed and path linkages are established.

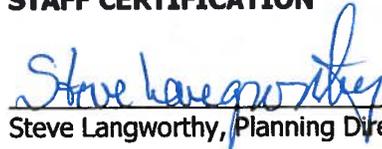
Determination: The three Administrative Departures were approved.

REQUEST 2: Approval of this request for a Development Plan with four conditions:

- 1) That the applicant continues to work with the City of Dublin on the anticipated Campus Master Plan;
- 2) That bicycle parking spaces be provided in accordance with Code in future phases of development in accordance with the future Campus Master Plan;
- 3) That the Landscape Plan be revised consistent with the comments provided, subject to Planning approval; and
- 4) That the applicant obtains a Certificate of Zoning Plan approval prior to construction.

Determination: This application for a Development Plan was approved.

STAFF CERTIFICATION


Steve Langworthy, Planning Director