



**1. BSD SRN- Bridge Park – B Block  
15-052 DP-BSD/SP-BSD/CU**

**Riverside Drive & Bridge Park Avenue  
Site Plan Review**

**RECORDED VOTES:**

Victoria Newell	Yes
Amy Salay	Yes
Chris Brown	Yes
Cathy De Rosa	Yes
Robert Miller	Yes
Deborah Mitchell	Yes
Stephen Stidhem	Yes

**MOTION #3:** Ms. Newell moved, Ms. Mitchell seconded, to approve 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.

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- 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

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- 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.

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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.

**VOTE:** 7 – 0.

**RESULT:** The Site Plan Waivers were approved.

**RECORDED VOTES:**

Victoria Newell	Yes
Amy Salay	Yes
Chris Brown	Yes
Cathy De Rosa	Yes
Robert Miller	Yes
Deborah Mitchell	Yes
Stephen Stidhem	Yes

**MOTION #4:** Ms. Newell moved, Ms. Mitchell seconded, to approve this application for Site Plan Review with 11 conditions:

- 1) That the Development Agreement that includes the aerial easements for the pedestrian bridge encroachments be enabled through the permitting process and infrastructure agreements;
- 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

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- 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 continues 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.

**VOTE:** 7 – 0.

**RESULT:** The Site Plan Review was approved.

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Site Plan Review**

**RECORDED VOTES:**

Victoria Newell	Yes
Amy Salay	Yes
Chris Brown	Yes
Cathy De Rosa	Yes
Robert Miller	Yes
Deborah Mitchell	Yes
Stephen Stidhem	Yes

**STAFF CERTIFICATION**

  
Joanne Shelly, AICP, RLA, LEED BD+C  
Urban Designer/Landscape Architect



City of Dublin

Land Use and Long  
Range Planning

5800 Shier Rings Road  
Dublin, Ohio 43016-1236

phone 614.410.4600

fax 614.410.4747

www.dublinohiousa.gov

## PLANNING AND ZONING COMMISSION

### RECORD OF ACTION

**AUGUST 20, 2015**

The Planning and Zoning Commission took the following action at this meeting:

#### **2. NE Quad, Subarea 4A & 4B – Estates at Scioto Crossing III**

**15-061AFDP**

**7850 Scioto Crossing Boulevard  
Amended Final Development Plan**

**Proposal:** A revision to the approved Final Development Plan to permit 43 detached, single-family condominiums with associated site improvements within Subareas 4A and 4B of the NE Quad Planned Unit Development. The site is on the west side of Sawmill Road, north of the intersection with Emerald Parkway.

**Request:** Review and approval of an Amended Final Development Plan under the provisions of Zoning Code Section 153.050.

**Applicant:** Ryan Homes and P. Ronald Sabatino, Scioto Crossing Development LLC.

**Planning Contact:** Marie Downie, Planner I.

**Contact Information:** (614) 410-4679, mdownie@dublin.oh.us

**MOTION #1:** Ms. Newell moved, Mr. Miller seconded, to approve Minor Text Modifications to the development text with the changes noted for the garage door width:

- 1) To permit front loaded garage doors comprised of no more than 57.1% of the linear distance of the front elevation;
- 2) To permit a modification of the previously approved architectural styles to the submitted architectural elevations; and
- 3) To permit a modification to the exterior façade materials specified in the development text allowing for stone and cementitious as permitted materials for the proposed single-family units.

**VOTE:** 6 – 0.

**RESULT:** The Minor Text Modifications were approved.

#### **RECORDED VOTES:**

Victoria Newell	Yes
Amy Salay	Yes
Chris Brown	Absent
Cathy De Rosa	Yes
Robert Miller	Yes
Deborah Mitchell	Yes
Stephen Stidhem	Yes

**2. NE Quad, Subarea 4A & 4B – Estates at Scioto Crossing III**

**15-061AFDP**

**7850 Scioto Crossing Boulevard  
Amended Final Development Plan**

**MOTION #2:** Ms. Newell moved, Mr. Miller seconded, to approve the Amended Final Development Plan Review with eight conditions:

- 1) That the applicant coordinates with the Engineering and Parks Departments to finalize the park connection paths;
- 2) That the applicant work with Planning and Engineering to modify the sidewalk details and grading issues;
- 3) That the five parking spaces located at the intersection of Scioto Crossing Boulevard and Gabrielle Drive be relocated or removed to the satisfaction of the City Engineer;
- 4) That the plans be revised with the sign permit to ensure the sign meets Code;
- 5) That the applicant works with Engineering to meet all stormwater management requirements;
- 6) That the applicant works with Planning to provide additional rear patio and deck spaces as outlined in this report; and
- 7) That the diversity standards listed in the architecture section in this report be met.

**VOTE:** 6 – 0.

**RESULT:** The application for an Amended Final Development Plan was approved.

**RECORDED VOTES:**

Victoria Newell	Yes
Amy Salay	Yes
Chris Brown	Absent
Cathy De Rosa	Yes
Robert Miller	Yes
Deborah Mitchell	Yes
Stephen Stidhem	Yes

**STAFF CERTIFICATION**

  
Marie K. Downie, Planner I



City of Dublin

Land Use and Long  
Range Planning

5800 Shier Rings Road  
Dublin, Ohio 43016-1236

phone 614.410.4600

fax 614.410.4747

www.dublinohiousa.gov

## PLANNING AND ZONING COMMISSION

### RECORD OF ACTION

**AUGUST 20, 2015**

The Planning and Zoning Commission took the following action at this meeting:

**3. Hoot Studio LLC – Fitness Use  
15-067CU**

**6365 Shier Rings Road, Suite D  
Conditional Use**

**Proposal:** An indoor recreational use on a site zoned TF, Technology Flex District. The site is on the south side of Shier Rings Road, approximately 315 feet east of Avery Muirfield Drive.

**Request:** Review and approval of a Conditional Use under the provision of Zoning Code Section 153.236.

**Applicant:** Anna Brown, Hoot Studio LLC.

**Planning Contacts:** Logan Stang, Planning Assistant and Tammy Noble, Senior Planner.

**Contact Information:** (614) 410-4600, lstang@dublin.oh.us or tnoble@dublin.oh.us

**MOTION:** Ms. Newell moved, Ms. De Rosa seconded, to approve this application for Conditional Use with no conditions and a parking alteration from 32 to 16 spaces for the recreational use.

**VOTE:** 6 – 0.

**RESULT:** The Conditional Use was approved.

**RECORDED VOTES:**

Victoria Newell	Yes
Amy Salay	Yes
Chris Brown	Absent
Cathy De Rosa	Yes
Robert Miller	Yes
Deborah Mitchell	Yes
Stephen Stidhem	Yes

**STAFF CERTIFICATION**

Claudia D. Husak, AICP, Planner II

