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City of Dublin Planning and Zoning Commission

Planning Report

Thursday, June 11, 2015

BSD Scioto River Neighborhood District – Bridge Park East – Section 1 – Final Plat

Case Summary

Agenda Item	5
Case Number	15-019FP
Location	East side of Riverside Drive, north of the intersection with Dale Drive.
Proposal	This is a request to subdivide an approximately 6.721-acre site into two blocks for development and associated public rights-of-way for the first phase of a mixed-use development on the east side of Riverside Drive, north of the intersection with Dale Drive.
Property Owners	Scioto Tuller Acquisition, LLC; Central Ohio Transit Authority; 4351 Dale Drive Acquisition, LLC; City of Dublin.
Applicant	Nelson Yoder, Crawford Hoying Development Partners.
Planning Contact	Rachel S. Ray, AICP, Planner II | (614) 410-4656, rray@dublin.oh.us
Requests	Review and recommendation of approval to City Council of a final plat under the provisions of the Subdivision Regulations (Chapter 152 of the Dublin Code of Ordinances).
Planning Recommendation	**Recommendation of approval of the final plat with the following conditions:** Based on Planning's analysis, the proposal meets the requirements of the Subdivision Regulations, subject to seven conditions.

Conditions

1) That the applicant modifies the plat notes regarding right-of-way encroachments, public access easements, and stormwater easements, subject to approval by the Law Director and the City Engineer;
2) That this final plat not be recorded until a Development Agreement between the applicant/developer and the City of Dublin is approved by City Council;
3) That this final plat not be recorded until approved by all impacted owners encompassed within the final plat boundaries;
4) That construction on the public improvements does not commence until an Infrastructure Agreement is approved by City Council;

5) That construction on the public improvements does not commence until the existing east/west segment of Dale Drive is vacated through City Council action;

6) That construction on the public improvements does not commence until the applicant submits a construction phasing and sequencing plan to the satisfaction of the City Engineer; and

7) That the applicant ensures any minor technical adjustments and other adjustments are made prior to final review by City Council.

City of Dublin

15-019FP
Final Plat
Bridge Park - Phase 1
Riverside Drive & Dale Drive

0 300 600
Feet

Facts	**Final Plat**
Case Update	The Planning and Zoning Commission reviewed this proposal at their meeting on Thursday, May 7, 2015. This case was tabled at the applicant's request due to ongoing discussions with the development agreement. No changes have been made to the proposed final plat since the May 7th meeting.
Site Area	± 6.721 acres
Zoning	BSD Scioto River Neighborhood District
Surrounding Zoning and Uses	The site is part of the Bridge Street District and comprises the first phase of the Bridge Park mixed-use development. The site is defined by: • (Relocated) Riverside Drive to the west; • A portion of the existing Dale Drive (east/west segment) to the south; • Dale Drive/Tuller Road connector roadway to the east; and • Tuller Ridge Drive extension from relocated Riverside Drive to the Dale Drive/Tuller Road connector to the north (included with this proposed Final Plat). Properties to the north and south are zoned BSD Scioto River Neighborhood District as future phases of the Bridge Park development. Land across Riverside Drive is zoned BSD Public District for the future riverfront park. Parcels to the northeast are zoned BSD Residential District in the Sycamore Ridge apartment community.
Preliminary and Final Plat, Development Plan and Site Plan Reviews	The Bridge Park mixed-use development project involves the subdivision of 30.9 acres of land into multiple parcels/lots and blocks for development, in addition to the dedication of right-of-way, reconfiguration of lot lines, and right-of-way vacation. The preliminary plat, which was approved by City Council on March 9, 2015, was for the overall 30.9-acre site. Final plat sections will be submitted in phases coinciding with the project phasing. The (final) Development and Site Plans for the initial phase of development, including two new blocks and four new streets, precede this application. Review of the final plat is governed by the Subdivision Regulations, Chapter 152 of the Dublin Code of Ordinances. Like the preliminary plat, the final plat is a technical analysis of the subdivision of land and dedication of rights-of-way and require review and recommendation by the Planning and Zoning Commission and approval by City Council.
Case History	Refer to the case history at the end of this report.

Details	**Final Plat**
Plat Overview	The proposed final plat includes: • A grid street network in accordance with the Community Plan; • Four new public streets (Bridge Park Avenue, Tuller Ridge Drive, Mooney Street, and Longshore Street); and • Two development blocks (Lots 1 & 2) subdivided by public streets.
Site Conditions	The land has been developed with commercial uses, including an existing COTA park and ride, along the north side of Dale Drive, which is proposed to be realigned as part of this subdivision request and a future right-of-way vacation request. The spa and car wash buildings were demolished at the end of May 2015. The northern portion of the site, previously operated as a golf driving range, is undeveloped. The land slopes down east to west toward the Scioto River by 40 feet over the approximately 700-foot width of the site.
Open Space	This first phase of the Bridge Park mixed-use development requires 0.77 acres of publicly accessible open space. A total of 0.38 acres have been provided in several open spaces, including two larger pocket parks through generally the middle-third of Lots 1 and 2, pocket plazas at the southwest corners of buildings C2 and C3 (refer to case 15-018DP-BSD/SP-BSD), as well as several smaller pocket plazas along the frontages of these lots. The remaining 0.39 acres are included in a request for payment of a fee-in-lieu of open space dedication (refer to case 15-018DP-BSD/SP-BSD). Public access easements have been provided on the plat for the larger pocket parks. Public access easements will need to be dedicated to the City for each of the pocket plazas along the streetscape prior to occupancy of each of the buildings (refer to case 15-018DP-BSD/SP-BSD). The final plat should note that these publicly accessible open spaces should be owned <u>and maintained</u> by the property owner.
Stormwater Management	Stormwater management for the project is proposed to be incorporated as amenities within the pocket parks in the middle of both blocks. The applicant will need to work with Engineering to ensure the plat notes for the stormwater easements are appropriately written.
Right-of-Way Encroachments	The proposed pedestrian bridge connecting building C1 (mixed use building) with building C4 (parking garage) will encroach the Longshore Street right-of-way in a perpendicular manner. Prior to building occupancy, an aerial easement will need to be recorded (refer to case 15-018DP-BSD/SP-BSD).

Details	**Final Plat**
Project Phasing	This proposal is the first part of a complex, multiple-phase mixed-use development. While the proposed final plat shows the initial two lots planned for development and four streets, the plat also shows the existing rights-of-way for Dale Drive and Riverside Drive. Dale Drive cannot be vacated until it is no longer needed to serve the properties along the east/west segment of Dale Drive, and the new proposed streets proposed with the plat cannot be recorded and constructed until the east/west segment of Dale Drive is vacated. The plat also shows an existing electric easement that cannot be released until the properties that the electric line currently serves can be connected to a new underground electricity service that is being installed with the new Dale-Tuller connector roadway. The applicant will be responsible for ensuring that this private easement is released and that documentation of the vacation is submitted to the City prior to building occupancy. The land assemblage and property ownership is still in progress while the applicant/developer, the City, and all other property owners work to complete all appropriate agreements, including a Development Agreement and an Infrastructure Agreement. These agreements must be in place before the final plat can be recorded and construction can begin. Further, the applicant will be required to submit a construction phasing and sequencing plan to demonstrate how the first phase will coordinate with future phases of construction, as well as the public improvements that will occur during the same period of time for the Riverside Drive relocation.

Analysis	**Final Plat**
Process	The Subdivision Regulations §152.018 identify requirements for the review and approval for a plat. Following is an analysis by Planning based on a summary of those requirements.
1) Plat Information and Construction Requirements	**Criterion met with conditions:** This proposal is generally consistent with the requirements of the Subdivision Regulations, with the following conditions to be addressed prior to review by City Council:

Analysis	**Final Plat**
Conditions	1) That the applicant modifies the plat notes regarding right-of-way encroachments, public access easements, and stormwater easements, subject to approval by the Law Director and the City Engineer. In addition to the plat details, the following conditions are recommended to address the timing of construction with respect to the issues to be addressed as part of the Development Agreement: 2) That this final plat not be recorded until a Development Agreement between the applicant/developer and the City of Dublin is approved by City Council. 3) That this final plat not be recorded until approved by all impacted owners encompassed within the final plat boundaries. 4) That construction on the public improvements does not commence until an Infrastructure Agreement is approved by City Council. 5) That construction on the public improvements does not commence until the existing east/west segment of Dale Drive is vacated, which requires City Council approval. 6) That construction on the public improvements does not commence until the applicant submits a construction phasing and sequencing plan to the satisfaction of the City Engineer. In addition, the applicant must ensure that any minor technical adjustments to the plat are made prior to final City Council submittal.
2) Street, Sidewalk, and Bike path Standards	**Criterion met:** Street widths, grades, curvatures, and other details comply with the appropriate Code Sections and Engineering requirements. Public streets meet City construction standards.
3) Utilities	**Criterion met:** Utility lines are adequately sized and located to serve the development.

Recommendation	**Final Plat**
Approval	This proposal complies with the final plat criteria and a recommendation to City Council for approval of this request is recommended with 7 conditions.
Conditions	1) That the applicant modifies the plat notes regarding right-of-way encroachments, public access easements, and stormwater easements, subject to approval by the Law Director and the City Engineer; 2) That this final plat not be recorded until a Development Agreement between the applicant/developer and the City of Dublin is approved by City Council; 3) That this final plat not be recorded until approved by all impacted owners encompassed within the final plat boundaries; 4) That construction on the public improvements does not commence until an Infrastructure Agreement is approved by City Council; 5) That construction on the public improvements does not commence until the existing east/west segment of Dale Drive is vacated through City Council action; 6) That construction on the public improvements does not commence until the applicant submits a construction phasing and sequencing plan to the satisfaction of the City Engineer; and 7) That the applicant ensures any minor technical adjustments and other adjustments are made prior to final review by City Council.

FINAL PLAT

If approved, the preliminary plat will be reviewed at a later date by City Council. If the Commission disapproves the preliminary plat, it must state its reasons for doing so. Approval of the preliminary plat is effective for 24 months and authorizes the developer to proceed with construction after meeting all Engineering requirements. The Commission and City Council will later review the final plat for each phase, generally after infrastructure is complete, to ensure that it conforms to the preliminary plat.

Review Criteria

In accordance with Chapter 152, the Code sets out the following requirements as part of the platting requirements for the subdivision of land:

1) The proposed plat provides the minimum plat contents required by Sections 152.018(B) and 152.018(C);
2) The proposed plat will comply with all applicable subdivision improvement procedures as defined by Sections 152.035 through 152.053;
3) The proposed plat will provide required improvements as specified by Sections 152.065 through 152.072.

CASE HISTORY

The information below is a summary of the case history preceding the most recent public review (City Council's review of the Basic Development Plan and Basic Site Plan). Refer to the applicable minutes for more information.

Informal Review

The Planning and Zoning Commission conducted an Informal Review of the Bridge Park mixed-use development project on November 14, 2013 following an introduction of the project proposal as part of the Bridge Street District Scioto River Corridor Community Forum held on October 22, 2013.

City Council Informal

City Council provided informal feedback on the project at a Work Session held on May 12, 2014.

BSD Scioto River Neighborhood District – Zoning Code Amendment & Zoning Map Amendment

The first step in the formal development process was a City-sponsored Zoning Code amendment and area rezoning of land including the project area from a series of parcels with three different zoning district classifications to a single neighborhood zoning district. The new zoning district allowed a coordinated combination of regulations that applied across the previous three zoning districts.

Previous Submission of Applications for Basic Development Plan and Preliminary Plat

The ART made a recommendation to the Planning and Zoning Commission and City Council on July 31, 2014 on a previous version of the Basic Development Plan and Preliminary Plat. The proposal originally consisted of seven blocks for development subdivided by a series of public streets and private drives to be constructed over underground parking structures. The Planning

and Zoning Commission approved the application for Basic Development Plan Review on August 7, 2014, and City Council approved the Preliminary Plat on September 22, 2014.

Informal Review of Revised Site/Architecture
Following City Council's review of the Preliminary Plat in September 2014, the applicant found that underground parking structures were not financially feasible. Accordingly, a revised plan showed all public streets and two above-ground structures, wrapped on at least two sides by residential uses. This required new Basic Plan Reviews.

The applicant presented the revised site plan and architectural concepts to the Planning and Zoning Commission for an informal review on October 29, 2014. The applicant used the feedback obtained from this meeting to prepare the formal application submission materials for this application for Basic Development Plan and Basic Site Plan Reviews.

Pre-Application Review
The Administrative Review Team conducted Pre-Application Reviews for this project on December 18 and 30, 2014. Comments were provided to the applicant to permit the application to meet the requirements of the Bridge Street District zoning regulations and the objectives of the Bridge Street District Area Plan.

Basic Development Plan and Basic Site Plan Reviews
The Administrative Review Team made a recommendation to City Council on the Basic Development Plan and Basic Site Plan Reviews at their meeting on January 8, 2015, including a series of Waivers that had been identified early in the process.

City Council reviewed and approved the Basic Development Plan for the overall nine block area and the Basic Site Plan for the initial phases (four block area) on January 20, 2015. Council members discussed the public realm elements, including bicycle facilities and space for pedestrian activity, as well as the proposed architectural concepts. City Council members discussed the need for distinctive architecture and exceptional parking structures, as well as buildings with unique architectural features.

Preliminary Plat
The Preliminary Plat was submitted with the Basic Development Plan; however, the Subdivision Regulations require the Planning and Zoning Commission to review the Preliminary Plat prior to final review and approval by City Council.

The Planning and Zoning Commission reviewed the Preliminary Plat for the overall Bridge Park mixed-use development on February 5, 2015, and recommended approval to City Council after extensive discussion regarding the public realm, the proposed cycle track and bicycle facilities, and the adequacy of the space available for pedestrians along Bridge Park Avenue. The applicant indicated that additional information about the space dedicated to pedestrians and patio areas would be provided at the final Site Plan Review.

City Council approved the Preliminary Plat on March 9, 2015, following additional discussion on the bicycle facilities and pedestrian realm.