

Minor Project Review

15-034MPR – BSD Scioto River Neighborhood District

Bridge Pointe Shopping Center Demolition

6500-6544 Riverside Drive and 4500 Dale Drive

This is a request to demolish an existing shopping center and car wash located on the north and south sides of the intersections of Dale Drive and Riverside Drive, and associated site modifications. This is a request for a review and approval of a request for a Minor Project Review in accordance with Zoning Code Section 153.066(G).

Date of Application Acceptance

Wednesday, April 29, 2015

Date of ART Determination

Thursday, May 7, 2015

Case Manager

Rachel S. Ray, AICP, Planner II | 614.410.4656 | rray@dublin.oh.us



PART I: APPLICATION OVERVIEW

<i>Zoning District</i>	BSD Scioto River Neighborhood
<i>Development Proposal</i>	Site Modifications
<i>Waivers</i>	None
<i>Administrative Departures</i>	None
<i>Property Address</i>	6500-6544 Riverside Drive and 4500 Dale Drive
<i>Property Owner</i>	BPACQ, LLC; 4351 Dale Drive Acquisition, LLC
<i>Applicant</i>	Nelson Yoder, Crawford Hoying Development Partners
<i>Case Manager</i>	Rachel S. Ray, AICP, Planner II 614.410.4656 rray@dublin.oh.us

Application Review Procedure: Minor Project Review

The purpose of the Minor Project Review is to provide an efficient review process for smaller projects that do not have significant community effects. The Minor Project Review is necessary to ensure that applications for development meet the requirements of Chapter 153 of the Dublin Zoning Code.

Following acceptance of a complete application for Minor Project Review, the Administrative Review Team shall approve, deny, or approve with conditions the application based on the criteria of §153.066(F)(3) applicable to Site Plan Reviews. A determination by the Administrative Review Team is required not more than 14 days from the date the request was submitted, unless a time extension is requested.

Proposal Overview

This is a request to demolish existing commercial buildings in preparation for future redevelopment (Bridge Park mixed-use development) and new public infrastructure. This proposal does *not* include construction of roadways, concrete building pads, building foundations, or any other project-specific development components, nor does it include the demolition of the Tim Horton's restaurant.

The proposal includes the demolition of the existing 71,000-square-foot Bridge Pointe shopping center buildings, as well as the 6,800-square-foot car wash facility on the north side of Dale Drive. The request involves building demolition down to the concrete slabs, which are proposed to remain. The existing surface parking lots, parking lot lighting, and all other site improvements associated with these two uses will also remain until a grading plan is approved with the future mixed-use development projects.

PART II: ADMINISTRATIVE REVIEW TEAM COMMENTS

Planning

Timing of the Bridge Park mixed-use development is dependent on the developer obtaining applicable approvals (Development Plan, Site Plan, Preliminary/Final Plats, Development Agreement, and building permitting). Completing this preliminary site work will ensure the site is ready for construction soon after all required approvals are obtained.

Engineering

The applicant has submitted a request for demolition permit to the City of Dublin Building Standards Department. All utility and erosion control information has been submitted and will be reviewed with the demolition permit.

Building Standards, Parks & Open Space, Fire, Police, Economic Development

No comments.

PART III: APPLICABLE REVIEW STANDARDS

Applicable Minor Project Review Criteria

The Administrative Review Team has reviewed this application based on the review criteria for Minor Projects, which include the following:

The Administrative Review Team has reviewed this application based on the applicable review criteria for Minor Projects, which include the following:

(c) Meets Applicable Zoning Regulations

Met. The proposed demolition and site improvements are consistent with applicable Zoning Code requirements.

(j) Consistency with Bridge Street Corridor Vision Report, Community Plan, and other Policy Documents

Met. The proposal further enables the future redevelopment of this important site in the BSD Scioto River Neighborhood District.

PART IV: PROPOSED ADMINISTRATIVE REVIEW TEAM DETERMINATION

Approval of this request for Minor Project Review.