



June 4, 2015

Minor Project Review

15-050MPR/CU – BSD Scioto River Neighborhood District

Park and Ride - Dale Drive

This is a proposal for site improvements and review of a public park and ride for a vacant site on the east side of Dale Drive, north of the intersection with West Dublin-Granville Road. This is a request for review and approval of a Minor Project Review in accordance with Zoning Code Section 153.066(G) and a review and recommendation of approval to the Planning and Zoning Commission of a conditional use in accordance with Zoning Code Sections 153.066 and 153.236.

Date of Application Acceptance

Wednesday, May 27, 2015

Date of ART Recommendation

Thursday, June 4, 2015

Date of PZC Determination

Thursday, June 11, 2015

Case Manager

Jennifer M. Rauch, AICP, Senior Planner | 614.410.4690 | jrauch@dublin.oh.us

PART I: APPLICATION OVERVIEW

<i>Zoning District</i>	BSD Scioto River Neighborhood District
<i>Development Proposal</i>	Site Modifications and Public Park and Ride
<i>Waivers</i>	Zoning Code Section 153.065(D)(5)(c) – Parking Lot Interior Tree Lawn Dimensions
<i>Administrative Departures</i>	None
<i>Property Address</i>	Dale Drive
<i>Property Owner</i>	Dana McDaniel, City Manager, City of Dublin
<i>Case Manager</i>	Jennifer Rauch, AICP, Senior Planner 614.410.4690 jrauch@dublin.oh.us

Application Review Procedure: Minor Project Review and Conditional Use

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(G) 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.

A conditional use approval is required to permit the proposed park and ride, which requires the Administrative Review Team to make a recommendation to the Planning and Zoning Commission.

Proposal Overview

The proposal includes site improvements and conditional use review for a new public park and ride. The proposed park and ride is located on the east side of Dale Drive, north of the intersection with West Dublin-Granville Road. Access to the site is at the southeast corner along the private drive located along the southern property line. The park and ride includes a bus shelter for passenger boarding and alighting on the east side of Dale Drive. The proposal includes 85 parking spaces with associated landscaping, lighting and security cameras. Proposed stormwater is located in underground detention.

PART II: ADMINISTRATIVE REVIEW TEAM COMMENTS

Planning

Site Details

Code requires a five-foot setback for yards not elsewhere classified, which is met for the proposal with the exception of the proposed bus shelter. The proposed shelter is in the setback to allow boarding and alighting along the east side of Dale Drive. The Zoning Code permits the Planning and Zoning Commission to approve modifications to specific zoning regulations as part

of the conditional use process. The reduced setbacks for the shelter is requested as part of the conditional use review.

Ground Sign

A ground sign is proposed at the southwest corner of the site at the intersection of Dale Drive and the private drive. Code requires signs to be located 8 feet from the right-of-way, and a setback of approximately 3 feet is shown. The sign is shown in conflict with existing utilities and will need to be moved. Planning and Engineering will work to locate and orient the sign appropriately, which may continue to encroach into the required 8-foot setback. The Zoning Code permits the Planning and Zoning Commission to approve modifications to specific zoning regulations as part of the conditional use process. The reduced setbacks for the sign is requested as part of the conditional use review.

The proposal indicates a typical sign detail for the park and ride. Code permits a maximum ground sign area of 24 square feet, which will need to be met for the proposal. Sign details that meet Code and are consistent with the typical sign example will be required with the sign permit submission.

Landscape Requirements

The proposed plans include a preliminary landscape plan for review, which appears to exceed Code requirements for landscaping with regard to plant material and perimeter buffering. The final details will be reviewed and approved with the building permit. Code permits interior landscaping requirement to be met through a series of design options. The proposal references Option B, which requires a minimum interior tree lawn width of 10 feet with a minimum area of 300 square feet. The proposal is deficient in meeting this requirement with widths of approximately 5 feet and 8 feet, and area less than 250 square feet and therefore a Waiver is required.

The construction of the proposed park and ride will require the removal of an existing stand of trees along the eastern property line, which have been preliminarily identified as hackberries. A complete tree survey, removal and replacement plan will be required prior to the submission of building permits. Staff will work to maximize tree replacement on-site and any remaining inches will be mitigated with a fee-in-lieu.

The plans indicate the incorporation of two retaining walls. Final details and sections of the proposed walls will need to be included in the building permit submission.

Engineering

Stormwater Management

The proposed plans indicate underground detention to accommodate the stormwater management for the site improvements. A detailed stormwater management plan will be required with the building permit submission.

Easement and Right-of-Way Vacation

The plans show existing right-of-way at the southwest corner of the site and a conservation/landscape easement, which will be required to be vacated. The vacation is included in Ordinance 41-15, which is before City Council for review and approval on June 8 and 22, 2015.

Grading

The plans will need to be revised to include additional grading information that shows how the ADA accessible path is provided from the ADA parking spaces to the proposed shelter.

Lighting

A site photometrics plan has been submitted with details and proposed light fixtures. The proposed fixtures will need to be updated to the current LED fixtures. Additional lighting should be considered at the site entrance.

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

No comments.

PART III: APPLICABLE REVIEW STANDARDS

Waiver Review

The Administrative Review Team has reviewed Waiver request based on the review criteria, which include the following:

Zoning Code Section 153.065(D)(5)(c) – Interior Tree Lawn – Min. 10-foot width and 300-square-foot area required.

- a. Request is caused by unique site and circulation issues.
Criterion met. The reduced tree lawn size is due to the number of parking spaces identified by the user and the need to meet the required drive aisle widths.
- b. Not requested solely to reduce cost or as a matter of general convenience.
Criterion met. Refer to the analysis for (a) above.
- c. Request does not authorize any use or open space type not permitted in the District.
Not applicable.
- d. Request will ensure that the development is of equal or greater development quality
Criterion met. The reduced tree lawn will allow adequate room for the required tree plantings.

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:

(c) Meets Applicable Zoning Regulations

Criterion met with Waiver and conditions. The proposal is consistent with the Zoning Code, but a Waiver is required to approve the decreased interior tree lawn requirements. The final landscape plan details, including a detail of the proposed retaining wall will be reviewed and approved with the building permit. In addition a complete tree survey, a tree removal and replacement plan will be required prior to the submission of building

permits. Sign details that meet Code and are consistent with the typical sign example will be required with the sign permit submission.

(d) **Safe and Efficient Access and Circulation**

Criterion met. The proposed layout provides safe site circulation and pedestrian facilities.

(e) **Building Relationships and Quality Development**

Criterion met. The proposal provides an amenity for the area and will be developed within the context of the surrounding development.

(h) **Stormwater Management**

Criterion met with condition. The proposed plans indicate underground detention to accommodate the stormwater management for the site improvements. A detailed stormwater management plan will be required with the building permit submission.

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

Criterion met. The Community Plan notes that “Dublin’s built environment contributes positively to the community’s character. This image is characterized by high quality office buildings, well-landscaped areas and streetscapes, tasteful signs and graphics, appropriate lighting standards and quality architecture.” The proposed park and ride is well-landscaped and will positively contribute to the aesthetic character of the community.

Conditional Use Criteria

The Administrative Review Team has reviewed this application based on the review criteria for a conditional use, which include the following:

1) **Harmonious with Zoning Code and/or Community Plan**

Criterion met. This proposal is consistent with the specific use requirements of the Zoning Code, with the exception of the shelter and sign locations. Planning recommends approval of both deviations to the Zoning Code requirements for sign and structure setbacks as part of the conditional use review (Section 153.236 (C)(2)).

2) **Complies with applicable standards**

Criterion met. The proposal is consistent with the Zoning Code, with the exception of the shelter and sign locations. Approval of both deviations is recommended as part of the conditional use review (Section 153.236 (C)(2)).

3) **Harmonious with existing or intended character in vicinity**

Criterion met. The proposed use will not alter the essential character of the area. The proposed park and ride site incorporates landscaping to screen the use and lighting fixtures and levels are managed through the Zoning Code. The operation of the use is concentrated primarily in the morning and early evening, with little to no activity during the day or weekends.

- 4) **Will not have a hazardous or negative impact on surrounding uses**
Criterion met. Proposed operations will not have an adverse effect on surrounding uses. Lighting is managed through the Zoning Code. Activity will be limited generally to daylight and early morning/evening during bus route operating hours.
- 5) **Will provide adequate services and facilities**
Criterion met with conditions. Nearby streets are sufficient to accommodate expected traffic movements. The operator has indicated this facility meets their needs for location and size. Additional information will need to be provided regarding grading and lighting, as outlined in the report, subject to approval by Engineering.
- 6) **Will not harm the economic welfare**
Criterion met. This proposed use contributes positively to the economic climate of the city by providing an additional community amenity and supporting the goal of reducing peak hour vehicular traffic.
- 7) **Create no use or characteristic that is detrimental to the surrounding uses**
Criterion met. The use will not be detrimental to the surrounding area. The proposed park and ride facility will serve an amenity for the area and future development.
- 8) **Vehicular circulation will not interfere with existing circulation**
Criterion met. Site circulation and stacking has been reviewed by Engineering. Nearby streets are sufficient to accommodate expected traffic movements.
- 9) **Not detrimental to property values in the vicinity**
Criterion met. This proposal will not be detrimental to property values. The use will generally have fewer and less impact than what might be anticipated by a mixed-use development or other uses that could be approved.
- 10) **Will not impede the development of surrounding properties**
Criterion met. The proposal will not impede development or improvement of the surrounding properties.

PART IV: PROPOSED DETERMINATION AND RECOMMENDATIONS

The following three actions are requested of the Administrative Review Team:

Recommendation of approval to the Planning and Zoning Commission of the Waiver request to Zoning Code Section 153.065(D)(5)(c) to permit reduced parking lot interior tree lawn dimensions.

Approval of this request for Minor Project Review with 6 conditions:

- 1) The final landscape plan details, including a detail of the proposed retaining wall will be reviewed and approved with the building permit.
- 2) A complete tree survey, removal and replacement plan will be required prior to the submission of building permits.
- 3) Sign details that meet Code and are consistent with the typical sign example will be required with the sign permit submission.
- 4) A revised sign location and orientation needs to be determined to avoid conflicts with the existing utilities, subject to approval by Planning and Engineering.
- 5) A detailed stormwater management plan will be required with the building permit submission.
- 6) Additional information will need to be provided regarding grading and lighting, as outlined in the report, subject to approval by Engineering.

Recommendation of Approval to the Planning and Zoning Commission of this request for Conditional Use Review with the modifications to the Zoning Code requirements for setbacks for the shelter and sign locations.