



ADMINISTRATIVE REVIEW TEAM

RECORD OF DETERMINATION

JUNE 4, 2015

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

**2. BSD Sawmill Center Neighborhood District – Park and Ride
15-049MPR/CU 6801 and 6851 Village Parkway
Minor Project Review/Conditional Use**

Proposal: Site improvements, including building demolition, and review of a temporary public Park and Ride. The site is on the west side of Village Parkway, north of the intersection with Cooperstone Drive.

Request: Review and approval of a Minor Project Review under the provisions of Zoning Code Section 153.065 and review and recommendation of approval to the Planning and Zoning Commission of a conditional use under the provisions of Zoning Code Sections 153.234 and 153.236.

Applicant: Dana McDaniel, City Manager, City of Dublin

Planning Contact: Jennifer M. Rauch, AICP, Senior Planner

Contact Information: (614) 410-4690, jrauch@dublin.oh.us

REQUEST #1: Approval of this request for Minor Project Review with two conditions:

- 1) The final crosswalk details should be reviewed with the Dublin Engineering staff and refined as required by the Dublin City Engineer; and
- 2) The crosswalk should include an actuated pedestrian crossing LED warning system and any necessary signing and pavement markings.

Determination: This application was approved. This approval shall be valid for a period of two years from the date of approval in accordance with Zoning Code Section 153.066(N)(6)(b).

REQUEST #2: Recommendation of approval to the Planning and Zoning Commission of this request for Conditional Use Review with no conditions.

Determination: This application was forwarded to the Planning and Zoning Commission with a recommendation of approval.

STAFF CERTIFICATION

Gary Gunderman, Planning Manager

2. BSD Sawmill Center Neighborhood District – Park and Ride
15-049MPR/CU **6801 and 6851 Village Parkway**
Minor Project Review/Conditional Use

Jennifer Rauch said this is a request for site improvements, including building demolition, and review of a temporary public park and ride. She said the site is on the west side of Village Parkway, north of the intersection with Cooperstone Drive. She said this is a request for review and approval of a Minor Project Review under the provisions of Zoning Code Section 153.066 and review and recommendation of approval to the Planning and Zoning Commission of a conditional use under the provisions of Zoning Code Sections 153.066 and 153.236.

Ms. Rauch said this is a temporary park and ride with off-street parking spaces, a bus shelter and crosswalk, and associated site improvements using the existing parking lot north and south portions of the vacant Byers car dealership site. She said the park and ride will occupy the site in two phases and is intended to be in use for a maximum of 12 months. She said phase one will include 99 parking spaces, main and secondary entrances along Village Parkway, ADA spaces and ramp access to the shelter, site and landscape maintenance, lighting, installation of security cameras, bus shelter and crosswalk, refacing the existing ground sign and demolition of the existing buildings.

Ms. Rauch said phase two will include parking in the southern portion only with additional parking spaces.

Ms. Rauch said approval is recommended for this Minor Project Review with two conditions:

- 1) The final crosswalk details should be reviewed with the Dublin Engineering staff and refined as required by the Dublin City Engineer; and
- 2) The crosswalk should include an actuated pedestrian crossing LED warning system and any necessary signing and pavement markings.

Ms. Rauch said approval is recommended to the Planning and Zoning Commission of this request for Conditional Use Review with no conditions.

Aaron Stanford stated grading will need to be provided for the modifications for the ADA spaces and the proposed ramp to Village Parkway. He also suggested a sidewalk be provided on the north side of the ADA spaces to provide integrated access. He asked if there will be signs directing passengers across the street.

James Peltier, EMH&T, said he will investigate this with COTA. Ms. Rauch said COTA has a comprehensive means of communicating with the users and the changes proposed.

Mr. Stanford said COTA passengers will not be permitted to utilize the movie theater parking areas.

Gary Gunderman asked the ART if there were any questions or concerns regarding this application. [There were none.] He confirmed the ART's approval for Minor Project Review with two conditions and stated that a recommendation of approval will be forwarded to the PZC for the Conditional Use for their meeting on June 11, 2015.

Ms. Ray confirmed that the requests made by Engineering are due to the separate engineering process required in order for Mr. Stanford to be able to sign off on the submittal.

Gary Gunderman asked the ART if there were any further questions or comments regarding this application. [There were none.] He stated that a determination on this request was scheduled for next week's ART meeting.

4. BSD Sawmill Center Neighborhood District – Park and Ride
15-049MPR/CU **6801 and 6851 Village Parkway**
Minor Project Review/Conditional Use

Jennifer Rauch said this is a request for site improvements, including building demolition, and review of a temporary public park and ride. She said the site is on the west side of Village Parkway, north of the intersection with Cooperstone Drive. She said this is a request for review and approval of a Minor Project Review under the provisions of Zoning Code Section 153.065 and review and recommendation of approval to the Planning and Zoning Commission of a conditional use under the provisions of Zoning Code Sections 153.234 and 153.236.

Ms. Rauch said that two cases were being introduced today for these park and ride facilities and both are Minor Project Reviews and Conditional Use applications. She indicated that plans were provided by the applicant at the beginning of the week but have since been revised following a meeting yesterday with COTA. She said an ART determination is scheduled next week for both applications to be forwarded to the Planning and Zoning Commission for their meeting on June 11, 2015.

Ms. Rauch presented the slides reflecting the multiple phases. She said the applicant would like the Byers buildings removed from the existing site as quickly as possible. She explained that Phase 1 is a configuration of both the north and south buildings and the parking lot will be sealed and minor paint striping added. She added the focus will be on the parking lot on the front portion given the proximity of the cars to the building. She stated the demolition of the buildings is planned for Phase 2, moving the buildings to the southern portion for 16 months and 84 spaces are needed to make it work. She noted the issue of the circulation route, which comes up Riverside Drive and loads passengers on the Village Parkway side. She said when the bus returns at night the passengers alight on the other side. She indicated that one shelter is in the right-of-way and approval will come with the agreement.

Ms. Rauch said the existing ground sign is non-conforming. She said the applicant may add a different panel instead of moving the sign.

Rachel Ray asked if the parking spaces will be labeled as parking for the park and ride in Phase 1.

Ms. Rauch said she anticipates some sort of fence or barrier to be installed designating the spaces that can be used for the park and ride.

Jeff Tyler inquired about access during Phase 1. Ms. Rauch said the park and ride will use both existing access points.

Michael Hendershot confirmed the shelter will be used for both phases.

Devayani Puranik asked if there was a landscaping plan. Ms. Rauch responded that would be required as part of site maintenance.

Ms. Rauch said the shelter is located on the east side of Village Parkway. Mr. Hendershot indicated that Engineering's preference is that the passengers enter and alight the buses from the west side of the street in order to avoid crossing Village Parkway. Mr. Peltier confirmed the passengers will be getting off the busses on the west side and entering the busses on the east side of the street. Ms. Rauch said alighting the busses on the west side was a safer condition and that was made clear to COTA at the meeting yesterday. She clarified it would be better if the passengers did not have to cross the street and there was a sidewalk on the west side.

Mr. Hendershot asked if the landing area had sufficient concrete and if it was ADA compliant.

Mr. Hendershot inquired about a proposed monument sign for Phase 1.

Ms. Rauch indicated the applicant could install a wayfinding type sign to direct people to the main entrance and park on either side. She said it should be clear where to park as the lot will be nicely striped.

Mr. Tyler asked if lighting and a mid-block crosswalk would be required. Ms. Rauch answered there would be a crosswalk and a sign, but it will be temporary in nature.

Alan Perkins inquired about a barricade. He said fire access was unclear and would need to see the demolition plan.

Ms. Rauch indicated that Phase 1 was scheduled for the end of July 2015 and Phase 2 would be at the beginning of November 2015.

Gary Gunderman asked the ART if there were any further questions or concerns regarding this application. [There were none.] He said the target date for ART's recommendation to the Planning and Zoning Commission is next week.

**5. BSD Scioto River Neighborhood District – Park and Ride Dale Drive
15-050MPR/CU Minor Project Review/Conditional Use**

Jennifer Rauch said this is a request for site improvements and review to permit the use of a public park and ride. She said the site is on the east side of Dale Drive, north of the intersection with West Dublin Granville Road. She said this is a request for review and approval of a Minor Project Review under the provisions of Zoning Code Section 153.065 and review and recommendation of approval to the Planning and Zoning Commission of a conditional use under the provisions of Zoning Code Sections 153.234 and 153.236. She said this is the long-term facility, whereas the previous application is for a temporary park and ride until this new facility is constructed and ready for use.

Ms. Rauch presented the site and noted the existing tree rows. She said the Stream Corridor Protection Zone was only 25 feet and would not have an impact on this site. She reported the zoning inspector had checked out the trees. She said the proposed park and ride will use an underground detention. She said a preliminary location had been identified for that general idea. She said the plans show a shelter and pad located close to the intersection. She said moving the shelter and pad further to the north to allow for stacking of two buses has been recommended. She indicated there are some challenges to this site. She said that passengers will board and alight on the same side of the street at this location. As with the other park and ride proposal, lighting and landscaping will be required.

Michael Hendershot requested additional information on the plans including that the Stream Corridor Protection Zone be clearly labeled.