

# Minor Project Review

## 15-048MPR – BSD Scioto River Neighborhood District

### Bridge Park – C-Block, Phase 2 Mass Excavation Riverside Drive and Dale Drive

This is a request for site modifications including grading and excavation to prepare for future development. No construction is proposed. 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, May 27, 2015

**Date of ART Determination**

Thursday, June 4, 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 District
<i>Development Proposal</i>	Site Modifications
<i>Waivers</i>	None
<i>Administrative Departures</i>	None
<i>Property Address</i>	Riverside Drive – Parcel IDs 273-008998, 273-012471, 273-012427, 273-008802
<i>Property Owner</i>	Scioto Tuller Acquisition LLC, 4351 Dale Drive Acquisition LLC, and City of Dublin
<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 as provided in §153.066(G), 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 continue preparing a site for development, following approval of the first phase of mass excavation in November 2014 (case 14-107MPR) which included cutting, filling, and establishing dirt pads for a portion of the Bridge Park development site (which has not yet received all approvals required for development to begin).

This proposal is for the second phase of site preparation, primarily for the properties now under the developer's site control for the future right-of-way for Bridge Park Avenue and buildings C2 and C3 (refer to case 15-018DP-BSC/SP-BSC). The proposal includes required plans for stormwater and erosion control as part of this activity. This proposal does not permit construction of roadways, concrete building pads, building foundations, or any other project-specific development components. Grading and other work proposed with this application is at the developer's risk and does not commit the City to any future action or approval.

The area of work is approximately 8 acres on the vacant hillside area of the former driving range, east of the right-of-way for the relocated Riverside Drive, west of the new Dale Drive/Tuller Road connector, south of John Shields Parkway, and north of Dale Drive (east/west portion). This second phase of work

also includes the former car wash site and the eastern portion of the former spa site, which both had buildings that were recently demolished.

The proposal includes grading for the future Bridge Park Avenue right-of-way and creating building pads for buildings C2 and C3. An existing stream at the southeast corner of the site (north of the existing park and ride) will be diverted to the northwest via a temporary clean water diversion ditch to outlet at a temporary sediment basin and diversion ditch along Riverside Drive. A construction drive and tire wash station is proposed from the Dale/Tuller connector roadway near the future location of the Tuller Ridge Drive extension to provide access to the activity area.

All work along Riverside Drive will be coordinated with the contractor for the Riverside Drive public improvements.

## **PART II: ADMINISTRATIVE REVIEW TEAM COMMENTS**

### **Planning**

The proposed mass excavation plan ensures the site will be prepared and appropriately managed in the interim until the City and/or the developer are in a position to begin construction on buildings, streets, and other improvements. Timing of any construction related to this activity cannot take place until the developer obtains applicable City approvals (Development Plan, Site Plan, Preliminary/Final Plats, and Development Agreement).

### **Engineering**

The applicant will need to demonstrate that the plans are in compliance with the requirements of the Ohio EPA and Section 53.300 of the Dublin Codified Ordinances regarding erosion and sediment control.

Engineering will also require a preconstruction meeting be held prior to the commencement of any earth moving activities in the area. At this meeting the contractor and developer representatives will meet with City Engineering staff and inspection staff to review requirements of the erosion and sediment control plan and other requirements of their construction site storm water general permit issued by the Ohio EPA.

The applicant will also need to submit a Mass Excavation to the Engineering Department for review and approval. Any demolition work shall be submitted as a demolition permit through Building Standards.

### **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:

(d) **Efficient Internal Circulation**

*Criterion met.* The proposed access to the construction site via the Dale/Tuller connector roadway will provide sufficient appropriate access to the activity area.

(h) **Stormwater Management**

*Criterion met with condition.* The applicant shall demonstrate that the proposed work meets the requirements of the Ohio EPA and Section 53.300 of the Dublin Codified Ordinances regarding erosion and sediment control as part of the permit (Site-Only Permit).

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

*Criterion met.* The proposal allows this site to be developed consistent with the Community Plan and the Bridge Street District zoning regulations.

### **PART IV: PROPOSED ADMINISTRATIVE REVIEW TEAM DETERMINATION**

Approval of this request for Minor Project Review with the following conditions:

- 1) That the permit (Site-Only Permit) plans demonstrates compliance with the requirements of the Ohio EPA and Section 53.300 of the Dublin Codified Ordinances regarding erosion and sediment control.
- 2) That the applicant will obtain all required permits prior to beginning work not limited to a Mass Excavation permit, Demolition Permit and any other approvals from the Ohio EPA required to perform this work.
- 3) That the applicant and applicable contractors will attend a preconstruction meeting with City Staff prior to beginning any earth moving work.