

Minor Project Review

15-077MPR – BSC Scioto River Neighborhood District

Minor Site Improvements

– Building Demolition

Tim Horton's Restaurant

6490 Riverside Dr. Dublin, Ohio 43017

This is a request to demolish an existing Tim Horton's restaurant located on the north side of the intersection of SR161 and Riverside Drive. 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

Thursday, August 11, 2015

Date of ART Determination

Thursday, August 20, 2015

Case Managers

Joanne L. Shelly, RLA, AICP, LEED BD+C | Urban Designer / Landscape Architect
614.410.4677 | jshelly@dublin.oh.us

PART I: APPLICATION OVERVIEW

<i>Zoning District</i>	BSC Scioto River Neighborhood
<i>Review Type</i>	Minor Project Review
<i>Development Proposal</i>	Site Modifications
<i>Property Address</i>	6490 Riverside Dr. Dublin, Ohio 43017
<i>Property Owner</i>	BPACQ, LLC; 4351 Dale Drive Acquisition, LLC
<i>Applicant</i>	Nelson Yoder, Crawford Hoying Development Partners
<i>Case Manager</i>	Joanne L. Shelly, RLA, AICP, LEED BD+C Urban Designer/Landscape Architect 614.410.4677 jshelly@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 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.

Application Contents

This is a request to demolish an existing commercial building, Tim Horton's Restaurant, in preparation for future redevelopment (Bridge Park mixed-use development) and new public infrastructure.

PART II: ADMINISTRATIVE REVIEW TEAM COMMENTS

Planning

This proposal includes only the building (3,600 sq. ft.) and the utilities services within 5 feet of the building footprint. The slab, foundation, existing surface parking lots and other site improvements will remain until a grading plan is approved with the future mixed-use development projects. Site Lighting was previously removed.

Timing of the Bridge Park mixed-use development is dependent on the developer obtaining applicable approvals (Development Plan Review, Site Plan Review, 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 & Building Standards

The applicant will need to submit a request for demolition permit to the City of Dublin Building Standards Division. Removal of structures and obstructions and temporary sediment and erosion controls will be in accordance with City of Columbus Construction and Materials specifications and will be reviewed with the request for a demolition permit.

Parks & Open Space, Fire, Police, Economic Development

No additional comments.

PART III: APPLICABLE REVIEW STANDARDS

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

1. Meets Applicable Zoning Regulations
Met. The proposed demolition and site improvements are consistent with applicable Zoning Code requirements.
2. 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: ADMINISTRATIVE REVIEW TEAM DETERMINATION

Recommendation of approval with no conditions.