



City of Dublin

**LAND USE & LONG  
RANGE PLANNING**

October 29, 2015

# Minor Project Review

## 15-104MPR – BSD Scioto River Neighborhood District

### Bridge Park – A Block – Mass Excavation Riverside Drive and SR 161

This is a request for site modifications including grading and excavation to prepare for future development. 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 Submission**

Tuesday, October 20, 2015

#### **Date of ART Determination**

Thursday, October 29, 2015

#### **Case Manager**

Marie Downie, Planner I | (614) 410-4679 | [mdownie@dublin.oh.us](mailto:mdownie@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>	6500 Riverside Drive
<i>Tax ID Numbers</i>	273-008994, 273-008838, 273-00834, 273-008857, 273-008832, 273-008831, 273-008856, 273-008858
<i>Property Owner</i>	BPACQ, LLC.
<i>Applicant</i>	Nelson Yoder, BPACQ, LLC.
<i>Case Manager</i>	Marie Downie, Planner I   (614) 410-4679   <a href="mailto:mdownie@dublin.oh.us">mdownie@dublin.oh.us</a>

### **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**

The site is approximately 3.24 acres on the area previously occupied by the shopping center and parking lot, northeast of the future Riverside Drive and E. Dublin Granville Road traffic circle.

This is a request to continue preparing a site for development, including removal of existing utilities, asphalt and curb, and establishing dirt pads for a portion of Block A in the Bridge Park development site. The remaining portions of Block A will be required to get approval by the ART with a separate application.

The proposal includes required plans for stormwater and erosion control. Stormwater will remain until a permanent storm sewer is installed.

This proposal does not constitute permission for the 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.

## **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, Development Agreement and permits).

### **Engineering**

The applicant will need to demonstrate that the plans comply 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 plan to Engineering for review and approval. This submittal should also address outstanding issues such as:

- Including provisions for adequate dust control.
- Adding additional erosion and sediment control measures where necessary.
- Addressing the grading near the existing storm structure to the satisfaction of Engineering.

### **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 from §153.066(G)(3)(c) and §153.066(F)(3):

#### **(d) Efficient Internal Circulation**

*Criterion met.* The proposed access via the northeast corner of the block provides sufficient 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 with conditions.* The proposal allows this site to be developed consistent with the Community Plan and the Bridge Street District zoning regulations. The applicant will need to obtain appropriate permits and address the engineering concerns listed in this report.

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

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

- 1) That the permit plans demonstrate 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, including but 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 earthmoving work.
- 4) That the applicant works with Engineering to address the remaining issues as outlined in this report.