

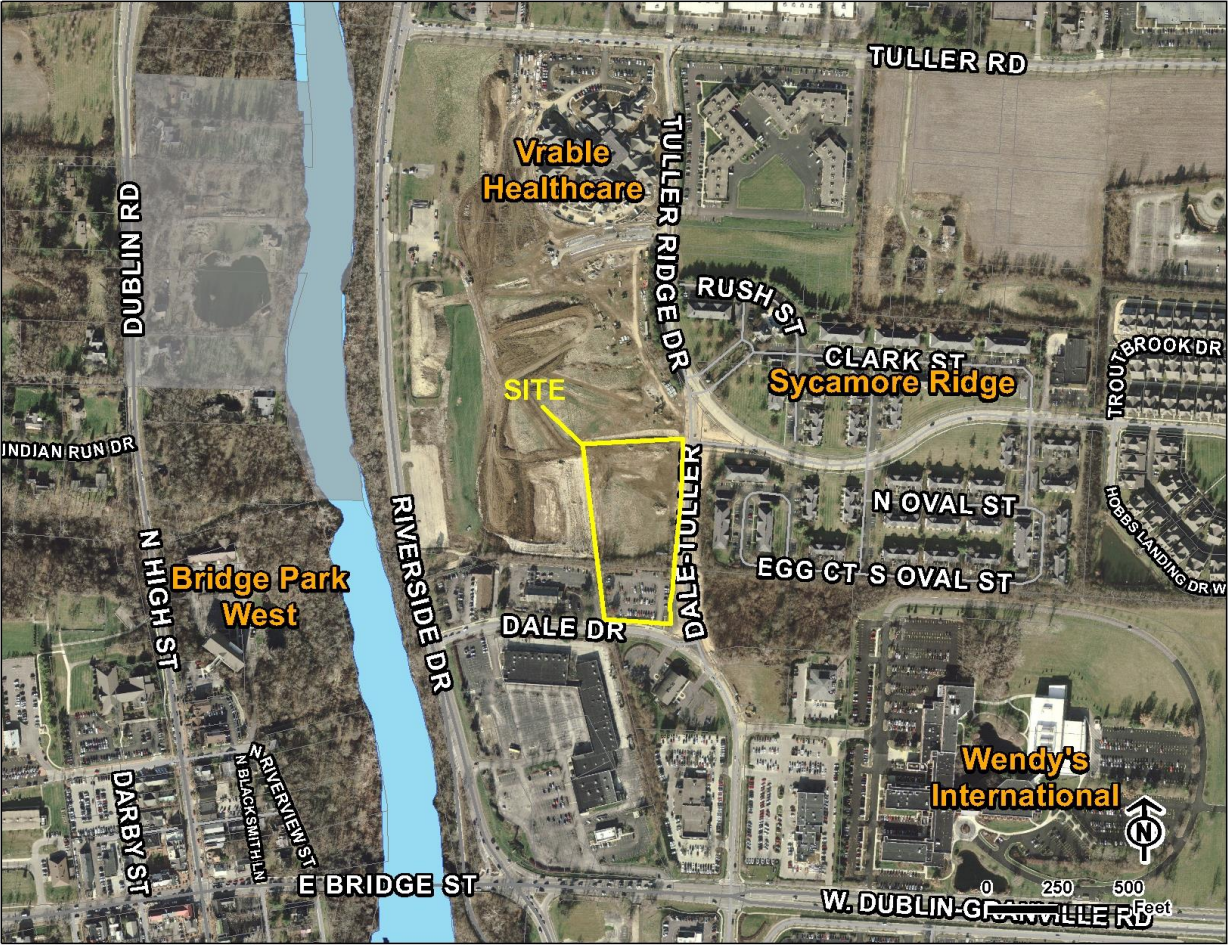
Planning Report

Thursday, July 7, 2016

Bridge Park East Section 4 (Block G) – Final Plat

Case Summary

Agenda Item	3
Case Number	16-044FP
Site Location	Southwest corner of Tuller Ridge Drive and Dale Drive.
Proposal	The creation of an approximately 2.28-acre lot (Lot 9) and associated access easement for open space for a mixed-use development, including two buildings containing residential dwelling units, commercial uses and a parking structure.
Request	Review and recommendation of approval to City Council for a Preliminary and Final Plat in accordance with the Subdivision Regulations (Chapter 152 of the Dublin Code of Ordinances).
Owner/Applicant	Crawford Hoying Development Partners.
Case Manager	Claudia D. Husak, AICP, Senior Planner
Contact Information	614-410-4675 chusak@dublin.oh.us
Planning Recommendation	<u>Approval of the Final Plat with 1 Condition</u> This proposal complies with the plat review criteria and approval of this request is recommended with one condition. 1) That the applicant ensures that any minor technical adjustments to the plat are made prior to City Council submittal.

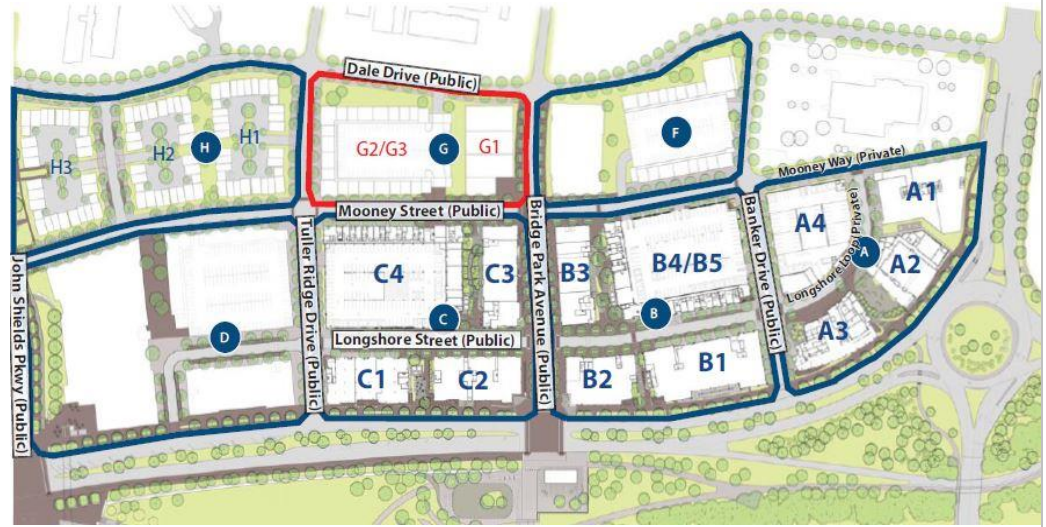


Facts	
Site Area	2.28 acres ±
Zoning	BSD-SRN, Scioto River Neighborhood District
Surrounding Zoning And Uses	North, South and West: BSD-SRN, Scioto River Neighborhood District East: BSD-R, Residential District
Site Features	<ul style="list-style-type: none"> Significant grade change from northwest to southeast of approximately 20 feet. Surrounded by four platted, public streets currently under construction.

Facts

Site Overview

Blocks A, B and C are currently under construction. Blocks A and B are scheduled for completion in spring 2017 and Block C is scheduled for completion in fall 2016.



Case Background

2016

G&H Blocks

PZC Informal Review of Basic Plans

The Commission informally reviewed and commented on the Basic Plans for both G and H Blocks prior to review by City Council. The Commission was concerned that the proposed architecture did not provide necessary relief from architectural rhythms established in previously approved blocks of the Bridge Park development. The Commission challenged the applicant to consider future uses of the site and encourage versatile, long-lasting construction wherever possible. The Commission was supportive of the amount and location of the proposed open spaces noting the plaza's design compliments the plaza to the west.

A Block

PZC Development Plan Site Plan

On **February 18, 2016**, the Commission approved a (final) Development Plan and Site Plan, two Conditional Uses (one for the parking structure and one for the event center), a Parking Plan, and associated Waivers for Block A, the third phase of the Bridge Park Development.

CC Basic Plan Review

City Council reviewed the Basic Development Plan and Basic Site Plan on **December 7, 2015** for a 150-room hotel, event center, and 610 space structured parking garage, and future office building. Council approved the Basic Plans and designated the Planning and Zoning Commission as the

Facts

reviewing body for future applications.

B & C Blocks

PZC Master Sign Plan

On **February 18, 2016**, the Commission approved a Master Sign Plan required as part of the (final) Development Plan and Site Plan approval and Bridge Street District Code for designated shopping corridors to permit a variety of context sensitive sign types in designated locations. An amendment to the sign plan to include signs for the City owned garages was approved by the Commission on **May 5, 2016**.

2015

Bridge Park Development

PZC Preliminary Plat

The Preliminary Plat was submitted with the Basic Development Plan; and the Subdivision Regulations require the Planning and Zoning Commission to make a recommendation on the Preliminary Plan to City Council. The Commission reviewed the Preliminary Plat for the overall Bridge Park mixed-use development on **February 5, 2015**, and recommended approval to City Council after discussion regarding the public realm, the proposed cycle track and bicycle facilities, and the adequacy of the space available for pedestrians along Bridge Park Avenue.

CC Preliminary Plat and Basic Plan Review

City Council reviewed the Basic Development Plan on **January 20, 2015** for all blocks of the Bridge Park development and Basic Site Plan for only Blocks B and C. City Council made determinations on the Basic Development and Site Plans, 5 Waivers to Code requirements, and determined the Commission as the required reviewing body for future applications.

City Council approved the Preliminary Plat on **March 9, 2015**, following additional discussion on the bicycle facilities and pedestrian realm.

C Block

PZC Development Plan and Site Plan

The Commission approved the (final) Development and Site Plans for the four buildings associated with C Block, the first portion of the first phase of the Bridge Park development on **June 11, 2015**. The final approved project includes approximately 153 apartment units, 81,000 square feet of office, 36,000 square feet of commercial (retail, restaurant), and an 849-space parking garage.

B Block

PZC Development Plan and Site Plan

The Commission reviewed and approved the (final) Development and Site

Facts

Plans for the four buildings associated with B Block, the second portion of the first phase of the Bridge Park development on **August 20, 2015**. The project proposal includes approximately 213 apartment units, 61,800 square feet of office, 47,000 square feet of commercial (retail, restaurant), and an 869-space parking garage.

Details

Final Plat

Process

The purpose of the preliminary and final plat is to assure conformance with the requirements set forth in Sections 152.085 through 152.095 of the Subdivision Regulations, exclusive of other standards in the Code.

Plat Overview

The plat is proposing the creation of a single lot for development, Lot 9 for a mixed-use development, including two buildings containing 179 residential dwelling units, approximately 12,000 square feet of office uses, 12,000 square feet of retail uses, and a fully-wrapped parking structure located northeast of the intersection of Bridge Park Avenue with Mooney Street.

Lot

Lot 9 is 2.286 acres and will be bounded by Tuller Ridge Drive to the north, Mooney Street to the west, Bridge Park Avenue to the south and Dale Drive to the east.

Streets

No new streets are created with this plat.

Open Space

A 0.234-acre public access easement is included in the final plat to provide public access to an open space required as part of the development.

Analysis

Final Plat

Process

Following a recommendation by the Commission, the preliminary and final plat will be forwarded to City Council for final action. The plat can be recorded after City Council approval.

1) Plat Information and Construction Requirements

Condition 1

Criterion met with condition: This proposal is consistent with the requirements of the Subdivision Regulations and Zoning Code. Any other minor technical adjustments should be made prior to Council review.

2) Street, Sidewalk, and Bikepath Standards

Criterion met: No new streets are created as part of this plat.

3) Utilities

Criterion met: Utility lines are adequately sized and located to serve the development.

Analysis	Final Plat
<i>4) Open Space Requirements</i>	Criterion met with waiver: Code requires 0.84-acre of open space dedication. This plat includes the 0.234-acre access easement for open space purposes. During the basic and final site plan reviews, the applicant I proposing to count the Scioto Riverside Park as part of the dedication requirement. A waiver has been requested to increase the distance an open space can be located from a primary entrance.

Recommendation	Final Plat
Summary	This proposal complies with the final plat review criteria and approval of this request is recommended with one condition.
Condition	1) That the applicant ensures that any minor technical adjustments to the plat are made prior to City Council submittal.

FINAL PLAT CRITERIA

The Zoning Code does not contain specific criteria to guide the review of plats. Planning bases the evaluation on the conformance of the plat with the requirements set forth in Chapter 152: *Subdivision Regulations* of the Code, which are summarized below:

- The proposed final plat document includes all the required technical information.
- Construction will be bonded and completed in an appropriate time frame, inspections will be conducted by the City in accordance with Engineering standards for improvements, and maintenance will be completed as necessary.
- The proposed lots, street widths, grades, curvatures, intersections, and signs comply with the standards set forth in these Code sections.
- The proposal includes provisions for water, storm drainage, sanitary sewer, electric, telephone, and cable supplies in accordance with approved standards.
- The proposed development complies with the open space and recreation facility requirements or payment into the Parkland Acquisition Fund is made in lieu of dedication.

In addition, the Planning and Zoning Commission is to determine that the final layout and details of the final plat comply with the approved preliminary plat. The Commission is to consider several factors in making its recommendation:

- 1) The final plat conforms with the approved preliminary plat;
- 2) The plat conforms to the adopted Thoroughfare Plan and meets all applicable parkland dedication and open space requirements; and
- 3) The final plat conforms to the subdivision and zoning regulations, municipal stormwater regulations, and other applicable requirements.