



City of Dublin

**Planning**

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City of Dublin Planning and Zoning Commission

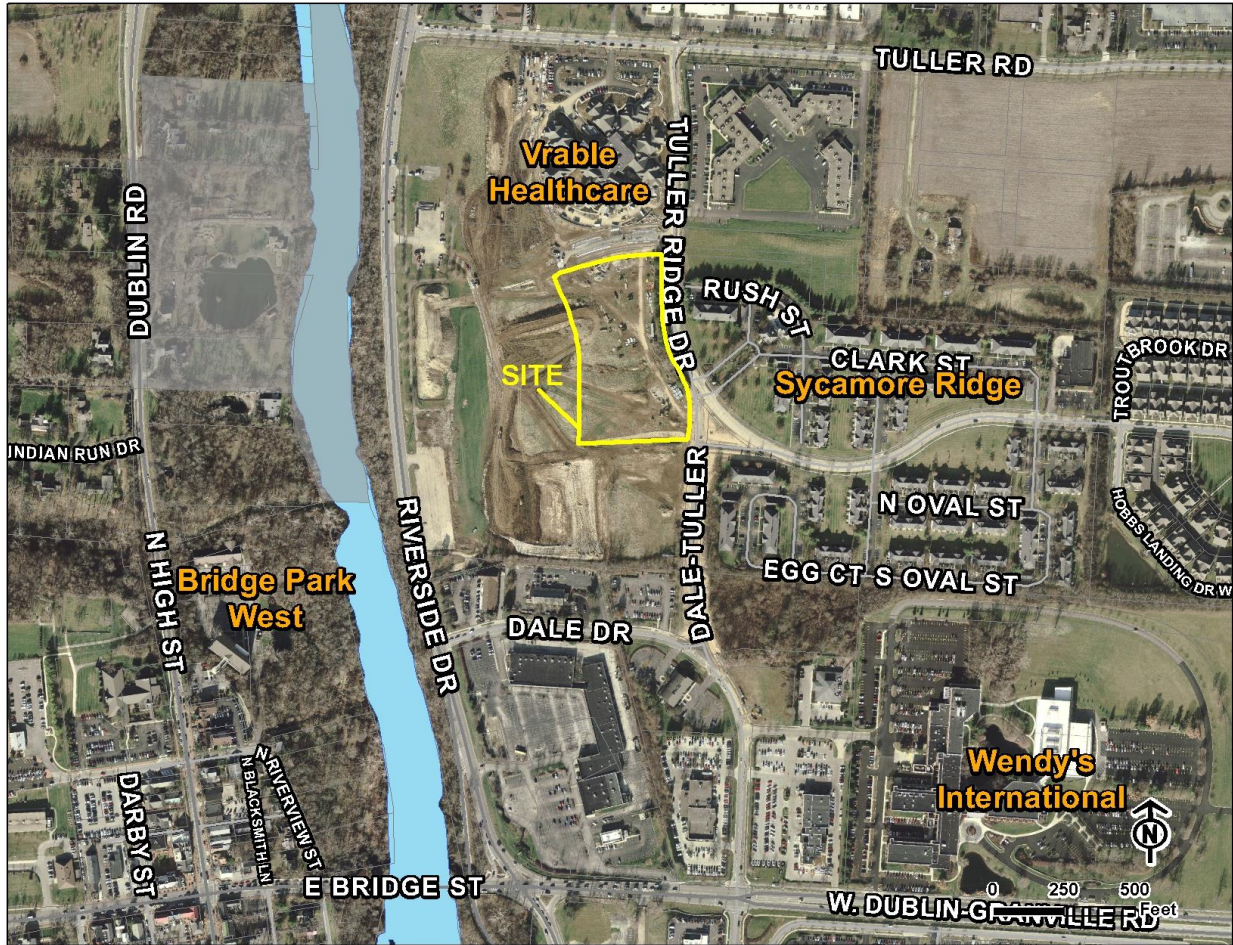
# Planning Report

Thursday, July 7, 2016

## Bridge Park East Section 4 (Block H) – Preliminary & Final Plat

### Case Summary

Agenda Item	4
Case Number	16-045PP/FP
Site Location	Southwest corner of Tuller Ridge Drive and Dale Drive.
Proposal	The subdivision of an approximately 5.05-acre site into three lots (Lots 10, 11 and 12) and right-of-way for two streets (Mooney Street and Larimer Street) for the development of 6 townhome buildings.
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   <a href="mailto:chusak@dublin.oh.us">chusak@dublin.oh.us</a>
Planning Recommendation	<p><u>Approval of the Preliminary and Final Plat with 2 Conditions</u> This proposal complies with the plat review criteria and approval of this request is recommended with two conditions.</p> <ol style="list-style-type: none"><li>1) That the applicant ensures that any minor technical adjustments to the plat are made prior to City Council submittal, and;</li><li>2) That the applicant coordinate the treatment of the Dale Drive frontage of this block with staff and revise the street section in the preliminary plat accordingly prior to submission to City Council. This revision shall remove the open ditch section and bring the site frontage more in line with the typical Bridge Street streetscape standards.</li></ol>

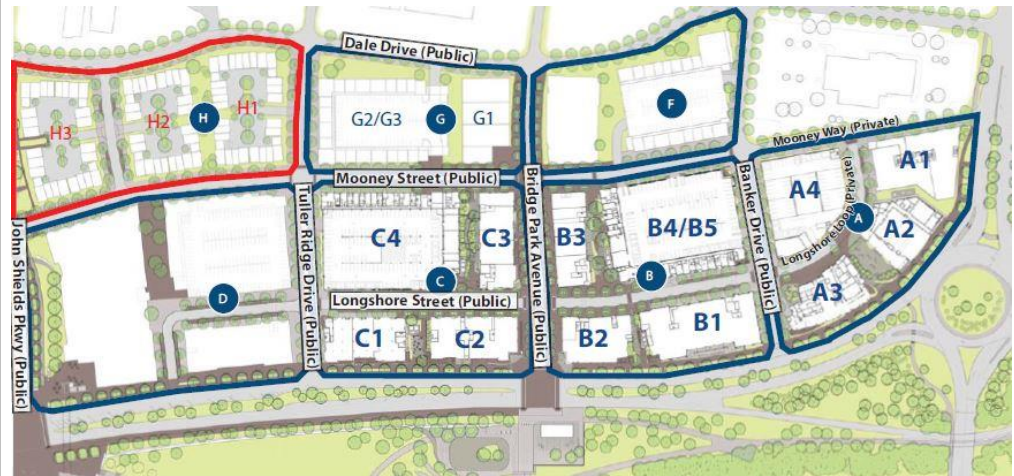


Facts	
Site Area	5.05 acres ±
Zoning	BSD-SRN, Scioto River Neighborhood District
Surrounding Zoning And Uses	North: BSD-OR: Office Residential, Healthcare South and West: BSD-SRN: Scioto River Neighborhood East: BSD-R: Residential, Sycamore Ridge
Site Features	<ul style="list-style-type: none"> <li>• John Shields Parkway to the North, Dale Drive to the East, Mooney Street to the West, Tuller Ridge Drive to the South with a mid-block division in proposed Larimer Street running East/West.</li> <li>• Grade change from south to north.</li> </ul>

## 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 reviewing body for future applications.



## Facts

### **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 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

## Facts

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

## Preliminary/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 proposed preliminary and final plat includes:

- A grid street network in accordance with the Community Plan;
- Two new public streets (Mooney Street, Larimer Street);
- 2 development blocks (Lots 10 and 11) subdivided by public streets;
- 1 lot for the continuation of the John Shield Greenway (Lot 12)
- Typical street sections;
- A Utility Plan

The plat is proposing the creation of lots for six single-family, attached residential buildings. The buildings include ground floor parking access through an interior auto court with multi-level units surrounding.

### Lots

Lot descriptions are provided below.

#### **Lot 10**

2.282 acres between Tuller Ridge Drive and Larimer Street, west of Dale Drive.

#### **Lot 11**

1.077 acres between Larimer Street and Lot 12, west of Dale Drive.

#### **Lot 12**

0.443-acre south of John Shields Parkway, east of Mooney Street.

### Streets

The proposed preliminary and final plat establishes new public rights-of-way to continue the street network, block layout and dimensions in accordance with the Community Plan and Bridge Street District Street Network adopted through the Zoning Code.

- *Mooney Street* is a Neighborhood Street that runs north/south and connects to the existing right-of-way for Mooney Street dedicated with Block C with John Shields Parkway.
- *Larimer Street* is also a Neighborhood Street that runs east/west parallel to John Shields Parkway and connects Mooney Street to Dale Drive.

These Neighborhood Streets provide all required streetscape elements.

Details		Preliminary/Final Plat
	<p>The street sections included in the preliminary plat show a temporary condition for Dale Drive (Dale-Tuller Connector Road) which includes a five-foot sidewalk and a ditch along the block frontage. The typical street section shown is insufficient. This area need to be reworked to remove the open ditch along the frontage, and shall include typical Bridge Street component's, including, but not limited to:</p> <ul style="list-style-type: none"> <li>• Wide pedestrian paths that extend to the back of the curb.</li> <li>• On street parking spaces.</li> <li>• New curb where necessary.</li> <li>• Street trees, planters and other streetscape elements.</li> <li>• Other streetscape elements needed to meet the streetscape standard of the District.</li> </ul> <p>The applicant will be required to coordinate the treatment of the Dale Drive frontage of this block with staff and revise the street section in the preliminary plat accordingly prior to submission to City Council.</p>	
Open Space	<p>Lot 12 is the continuation of the variable width John Shields Parkway Greenway. The first dedication of this open space was approved as part of the Tuller Flats development to the east. Code requires 0.34-acre of public open space for the proposed development of H Block.</p>	

Analysis		Preliminary/Final Plat
Process	<p>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.</p>	
<p>1) <i>Plat Information and Construction Requirements</i></p> <p>Condition 1</p>	<p><b>Criterion met with condition:</b> 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.</p>	
<p>2) <i>Street, Sidewalk, and Bikepath Standards</i></p> <p>Condition 2</p>	<p><b>Criterion met with condition:</b> Two new streets are created as part of this plat. The street section for the new streets meet the Code requirements. The applicant will have to coordinate the treatment of the Dale Drive frontage of this block with staff and revise the street section in the preliminary plat accordingly prior to submission to City Council.</p>	
<p>3) <i>Utilities</i></p>	<p><b>Criterion met:</b> Utility lines are adequately sized and located to serve the development.</p>	
<p>4) <i>Open Space Requirements</i></p>	<p><b>Criterion met:</b> The provision of Lot 12 for the John Shields Parkway Greenway meets the requirements.</p>	

<b>Recommendation</b>	<b>Preliminary/Final Plat</b>
Summary	This proposal complies with the final plat review criteria and approval of this request is recommended with two conditions.
Conditions	<ol style="list-style-type: none"><li>1) That the applicant ensures that any minor technical adjustments to the plat are made prior to City Council submittal, and;</li><li>2) That the applicant coordinate the treatment of the Dale Drive frontage of this block with staff and revise the street section in the preliminary plat accordingly prior to submission to City Council.</li></ol>

## PRELIMINARY/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.