



RECORD OF DETERMINATION

Administrative Review Team

Thursday, November 10, 2016

The Administrative Review Team made the following determinations at this meeting:

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| 1. BSD HC – S. High St. Mixed-Use Development
16-082ARB-BPR | 76 – 82 S. High Street
Basic Plan Review |
| Proposal: | Construction of a mixed-use building with associated parking and site improvements along the east side of South High Street and approximately 35 feet southeast of the intersection with Eberly Hill Lane on a site with existing historic commercial buildings. |
| Request: | Review and recommendation of approval to the Architectural Review Board of a Basic Plan Review under the provisions of Zoning Code §153.066 and the <i>Historic Dublin Design Guidelines</i> . |
| Applicant: | Peter L. Coratola, Sr., CBS Garvey LLC. |
| Planning Contact: | Jennifer M. Rauch, AICP, Planning Manager; (614) 410-4690, jrauch@dublin.oh.us |

REQUEST 1: BASIC SITE PLAN WAIVERS

Request for an approval recommendation to the Architectural Review Board for 4 Basic Site Plan Waivers:

- §153.062(0)(9) – Building Type – Parking Location - parking area in the rear yard of the building (required); off-street parking area to the side of the proposed project (requested); and §153.062(0)(9) – Building Type – Parking within the Building - parking is not permitted within the building (required); parking spaces within the ground level of the building (requested).
- §153.062(0)(9) – Building Type – Front Property Line Coverage - minimum 80% of the front property line covered (required); 62% (requested).
- §153.062(0)(9) – Building Type – Occupancy of Corner (requirement); non-occupancy of corner (requested).
- §153.062(0)(9) – Building Type – Corner Side RBZ - location within RBZ (required); not to be located within RBZ (requested).

Request for an approval recommendation to the Architectural Review Board for the following Waiver was recommended for disapproval:

- §153.062(0)(9) – Building Type – Maximum Building Height - 2.5 stories maximum (permitted); 2.5 to 3 – stories (requested).

Determination: The 4 Basic Site Plan Waivers were recommended for approval to the Architectural Review Board as part of the Basic Site Plan Review and 1 Waiver was recommended for disapproval.



**1. BSD HC – S. High St. Mixed-Use Development
16-082ARB-BPR**

**76 – 82 S. High Street
Basic Plan Review**

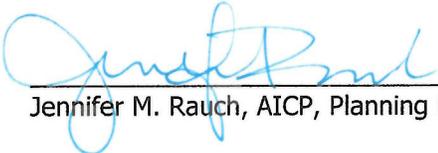
REQUEST 2: BASIC SITE PLAN REVIEW

Request for a recommendation of approval to the Architectural Review Board for a Basic Site Plan Review with 8 conditions:

- 1) That the applicant submit a demolition application for review and approval by the ARB, prior to the approval of the Site Plan Review for the site;
- 2) That the applicant obtain a lot combination to create a single parcel for the site, prior to the issuance of a building permit;
- 3) That the plans be revised to increase the width of the ADA accessible space from 5 feet to 8 feet;
- 4) That the applicant continue to work with staff on the off-street parking layout and maneuverability;
- 5) That the applicant provide auto-turn data for the site, Eberly Hill Lane, and Blacksmith Lane with the submission of the Site Plan Review application;
- 6) That the applicant work with staff to identify an opportunity to provide a principal entrance along Eberly Hill Lane as part of the Site Plan Review;
- 7) That the applicant continues to provide additional material and design details with the Site Plan Review; and
- 8) That the final details regarding open space provision, landscaping, street wall, lighting, utilities, and stormwater will be required with the Site Plan Review.

Determination: The Basic Site Plan was recommended for approval to the Architectural Review Board with 8 conditions.

STAFF CERTIFICATION


Jennifer M. Rauch, AICP, Planning Manager