



ADMINISTRATIVE REVIEW TEAM

RECORD OF DETERMINATION

JUNE 23, 2016

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

3. BSD SRN – Bridge Park, G Block 16-038BPR **Mooney Street
Basic Plan Review**

Proposal: A mixed-use development, including two buildings containing 179 residential dwelling units, approximately 12,000-square-feet of office use, 11,000-square-feet of retail use, and a parking structure. The site is bounded by Tuller Ridge Drive to the north, Dale Drive to the east, Mooney Street to the west, and Bridge Park Avenue to the south.

Request: Review and recommendation of approval to City Council for a Basic Plan Review under the provisions of Zoning Code §153.066.

Applicant: Russ Hunter, Crawford Hoying Development Partners.

Planning Contact: Claudia D. Husak, Senior Planner; (614) 410-4675, chusak@dublin.oh.us

REQUEST 1: SITE PLAN WAIVERS

Request for an approval recommendation to City Council for 3 Site Plan Waivers:

1. Open Space Types - §153.064(C)(1)-(2) – Distance from Publicly Accessible Open Space – Within 660 feet (required); Within 715 feet (requested).
2. Site Development Standards - §153.065(B)(5)(a)(3) – Location of Parking Structure Entrance/Exit Lanes – Entrance/Exit Lanes not on Principal Frontage Street (required); Entrance/Exit Lane on Principal Frontage Street (requested).
3. Building Types - §153.065(O)(b) – Ground Story Height – Ground story height must be between 12 feet and 16 feet (required); 20 feet due to grade change (requested).

Determination: The Site Plan Waivers were recommended for approval to City Council as part of the Site Plan Review.

REQUEST 2: SITE PLAN REVIEW

Request for a recommendation of approval to City Council for a Site Plan Review with 2 conditions:

- 1) That the applicant continue to work with staff to detail construction of portions of Dale Drive to a public street standard appropriate for occupancy of the residential units, including construction design and cost sharing; and
- 2) That the applicant work with staff to determine appropriate locations for bicycle parking outside of the individual units.

Determination: The Site Plan was recommended for approval to City Council with 2 conditions.

STAFF CERTIFICATION

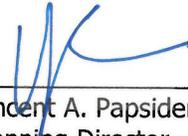


Vincent A. Papsidero, FAICP
Planning Director

- 4) That the applicant work with staff to determine appropriate locations for bicycle parking outside of the individual units.

Determination: The Site Plan was recommended for approval to City Council with 4 conditions.

STAFF CERTIFICATION



Vincent A. Papsidero, FAICP
Planning Director