



Scott Engebretson, Vineyard Columbus, said currently Vineyard Church is just around the corner on the edge of Dublin Village Center and their main operations are centered in Westerville.

Rachel Ray asked if there would be enough parking to which the applicant replied affirmatively. He said most of the businesses in the area are open Monday through Friday and they would mainly need parking on the weekends.

Vince Papsidero asked if there were any questions or concerns. [There were none.] He stated the ART's recommendation to the Planning and Zoning Commission is scheduled for next week for the PZC meeting on July 7, 2016.

## **DETERMINATIONS**

### **3. BSD SRN – Bridge Park, G Block 16-038BPR**

### **Mooney Street Basic Plan Review**

Lori Burchett said this is a request for a mixed-use development, including two buildings containing 179 residential dwelling units, approximately 12,000-square-foot of office use, 11,000-square-foot of retail use, and a parking structure. She said the site is surrounded by Tuller Ridge Drive to the north, Dale Drive to the east, Mooney Street to the west, and Bridge Park Avenue to the south. She said this is a request for review and recommendation of an approval to City Council for a Basic Plan Review under the provisions of Zoning Code §153.066.

Ms. Burchett presented the block locations for context. She said this was reviewed by the ART and then by the Planning and Zoning Commission as an Informal Review. She briefly reviewed what was presented last week at the ART meeting as a result of the PZC meeting.

Ms. Burchett said approval is recommended for three 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).

Ms. Burchett said approval is recommended for a Site Plan with two 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.

Tim Hosterman inquired about the ramp off Dale Drive given the grade changes. He said if the incline is too dramatic, the bike hitches on the police cruisers can gouge the concrete. James Peltier, EMH&T, answered the ramp is six inches but there is no actual ramp, it just goes into the second floor. He added that the ramps inside the garage are the gradual standard.

Rachel Ray asked if the engineers supported the Waiver regarding the parking garage entrance off Dale Drive that is being requested as they were not present. Ms. Burchett answered the engineers were supportive of the Waiver.

Ms. Ray noted that Blocks G & H were proposing to count a portion of the Scioto River Park toward meeting the open space requirement, as did Blocks B & C under previous applications. She suggested that a table accounting for the amount of park acreage being used to meet the open space requirements be maintained to ensure none of the parkland is double-counted with future applications.

Mr. Papsidero asked if there were any further questions or concerns. [There were none.] He confirmed the ART's recommendation of approval to City Council for a Basic Site Plan with three Waivers and two conditions.

**4. BSD SRN – Bridge Park, H Block  
16-039BPR**

**Bridge Park Avenue and Mooney Street  
Basic Plan Review**

Lori Burchett said this is a request for a residential condominium development consisting of approximately 73 townhome units with parking below each unit. She said the site is surrounded by John Shields Parkway to the north, Dale Drive to the east, Mooney Street to the west, and Tuller Ridge Drive to the south. She said this is a request for review and recommendation of approval to City Council for a Basic Plan Review under the provisions of Zoning Code §153.066.

Ms. Burchett presented the proposed site plan. She reviewed what was presented the previous week. She noted the 75 townhome units originally proposed were reduced to 73 as the applicant had to remove two units to accommodate the relocation of the pool. She said 38 parking spaces on the street were required in addition to the garage spaces under each unit. She asked the applicant to submit a Parking Plan. She explained this is just another check box to be completed for the review process.

She said this was reviewed along with Block G by the ART and then by the Planning and Zoning Commission as an informal to which they were supportive. She noted that a technical Waiver is needed for the tower.

Ms. Burchett said approval is recommended to City Council for two Site Plan Waivers:

1. Building Type – §153.062(O)(4) – Front Property Line Coverage – The structure is required to cover a minimum of 75% of the front property line. A portion of building H1 is approximately 70% at the easterly boundary and 52% at the southerly boundary. The public space has been designed to give the appearance of a closer setback through plaza areas, walls, and landscaping.
2. Building Type – §153.062(O) (5) – Permitted Roof Types — Towers are permitted on facades only at terminal vistas, corners at two principal frontage streets, and/or adjacent to an open space type. Towers will be necessary in order to provide access to the roof top decks.

Ms. Burchett said approval is recommended to City Council for a Site Plan with four conditions:

- 1) That the applicant submit a parking plan that includes location of all on-street spaces that will count toward meeting the minimum parking requirement;
- 2) That the applicant continue to work with Staff to determine the width and location of the Greenway;
- 3) 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

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

Rachel Ray asked about the fourth condition regarding the location of bicycle parking and whether the applicant had started identifying locations for bicycle parking. John Woods, MKSK, said the applicant has provided bicycle parking as required.

Ms. Ray requested clarification regarding the second condition referencing the Greenway. Ms. Burchett explained the width and the location of the Greenway needs to be determined as the steps from the building could encroach the Greenway in some areas. She said the property to the east narrows and then widens but the intent is to maintain an average width of 60 feet. James Peltier, EMH&T, said an average width of 61 feet has been proposed for the Greenway.

Claudia Husak highlighted the condition that applies to blocks G & H where the applicant is to 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. She said this comes out of the BSD initiative. She said a ditch is not acceptable to the City. She said this will need to be finished to BSD standards and will need to be reflected on the plat. She indicated she would prefer not to make that a condition of approval for the PZC.

Mr. Peltier said it is a challenge because only half of the road is being completed. He asked if the applicant could keep the ditch in the interim. Vince Papsidero answered that was not acceptable and it needed to be fixed if possible. Ms. Husak indicated it could potentially be a condition for the PZC review but it would need to be resolved for City Council. Ms. Husak offered to follow up with the senior civil engineer. She added that if this becomes the responsibility of the City, then it would need to be incorporated into the CIP. Russ Hunter, Crawford Hoying Development Partners, said a condition makes sense but there is an open end.

Mr. Papsidero asked if there were any further questions or concerns. [There were none.] He confirmed the ART's recommendation of approval to City Council for a Basic Site Plan with two Waivers and four conditions.

#### **ADMINISTRATIVE**

Vince Papsidero asked if there were any additional administrative issues or other items for discussion. [There were none.] He adjourned the meeting at 2:27 pm.

As approved by the Administrative Review Team on June 30, 2016.