

Minor Project Review

16-019MPR– Parking Garage

BSD Scioto River Neighborhood District

This is a request for a modification to the previously approved site plan to allow for first floor commercial/retail use instead of approved residential units adjacent to Longshore Street in the parking garage of Building B 4/5. This is a request for review and approval of a Minor Project Review application under the provisions of Zoning Code Section 153.066.

Date of Application Acceptance

Monday, March 22, 2016

Date of ART Determination

Thursday, March 31, 2016

Case Manager

Lori Burchett, Planner II, (614) 410- 4656 | lburchett@dublin.oh.us



PART I: APPLICATION OVERVIEW

<i>Zoning District</i>	BSD Scioto River Neighborhood District
<i>Development Proposal</i>	Minor Project Review
<i>Waivers</i>	None
<i>Administrative Departures</i>	None
<i>Property Address</i>	6550 Longshore Drive
<i>Tax ID Numbers</i>	273-12669
<i>Property Owner</i>	BPACQ, LLC.
<i>Applicant</i>	Nelson Yoder, BPACQ, LLC.
<i>Case Manager</i>	Lori Burchett, Planner II (614) 410-4656 lburchett@dublin.oh.us

Application Review Procedure: Minor Project Review

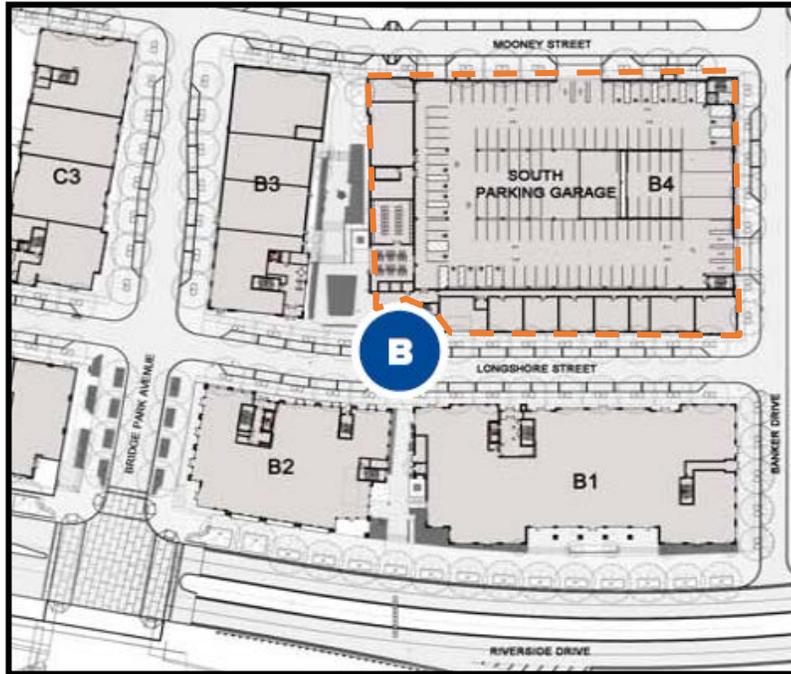
The purpose of the Minor Project Review as provided in §153.066(G), is to provide an efficient review process for smaller projects that do not have significant community effects. The Minor Project Review is necessary to ensure that applications for development meet the requirements of Chapter 153 of the Dublin Zoning Code.

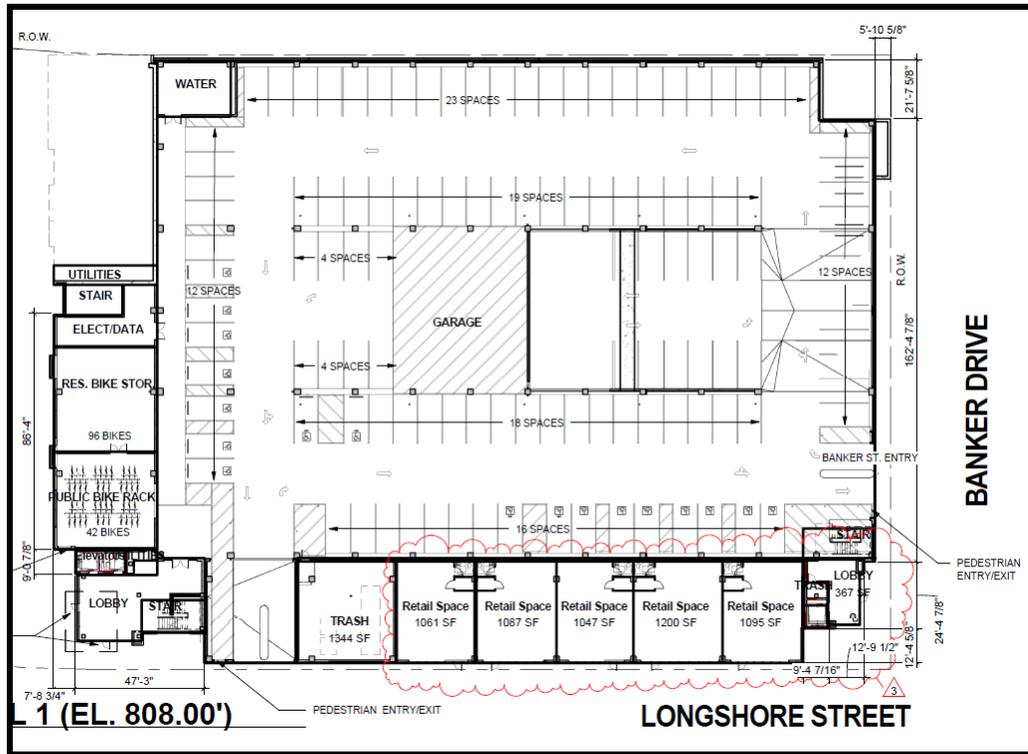
Following acceptance of a complete application for Minor Project Review, the Administrative Review Team shall approve, deny, or approve with conditions the application based on the criteria of §153.066(F)(3) applicable to Site Plan Reviews. A determination by the Administrative Review Team is required not more than 14 days from the date the request was submitted, unless a time extension is requested.

Proposal Overview

The site is approximately 2.25 acres on the site referred to as Block B of Bridge Park, fronting Longshore Street. This is a request to modify the previously approved site plan to allow for first floor commercial/retail use instead of the approved residential units within the parking garage adjacent to Longshore Street. The modification would allow for 5,671 square feet of commercial space on the ground floor.

This proposal does not constitute permission for signs, or other pertinent retail improvements that would require necessary approvals in the future.





PART II: ADMINISTRATIVE REVIEW TEAM COMMENTS

Planning, Engineering, Building Standards, Parks & Open Space, Fire, Police, Economic Development

No Comments.

PART III: APPLICABLE REVIEW STANDARDS

Applicable Minor Project Review Criteria

The Administrative Review Team has reviewed this application based on the review criteria for Minor Projects, which include the following from §153.059, §153.062, §153.063, §153.066(D), and §153.066(F)(3):

§153.059 Uses (A) (C)

Criterion met. Variety of Commercial/Retail uses permitted in the Scioto River Neighborhood district. Parking structure was designed to meet the use specific standards of §153.059(3)(g) Parking, Structure and does comply with requirements of (j) Retail, General. Any proposed future uses would be required to meet applicable district and use specific standards per §153.059(a) and (c).

(F) Entrances & Pedestrianways

Criterion met with condition. The applicant shall demonstrate that the proposed retail space conforms to the necessary Entrance requirements.

(H) Windows, Shutters, Awnings and Canopies

Criterion met. The ground floor level has been designed to meet the requirements of §153.062(H)(1-3) as part of the previous project review. Any alterations or additions to the façade shall be reviewed by the appropriate reviewing body.

§153.062 (O) (12) **Building Types**, Parking Structure Requirements

(d) **Façade Requirements**

Criterion met with condition. With the commercial/retail component, the ground story level now meets the minimum transparency requirement. Glazing is provided at lobbies/public commercial/retail entry points. There are five ground-story entrances at each of the retail “liners,” meeting the minimum requirement of 1 per 75-feet of façade. The addition of glass storefronts meets the permitted primary material component.

§153.063 (F) **BSD Scioto River Neighborhood District**

Criterion met. Commercial/Retail is a permitted use on the ground floor (4(c)).

Parking

Criterion met. Block B development phase requires a minimum of 752 vehicular parking spaces (up to a maximum of 1,063 spaces) based on the proposed mix of uses. The proposal has 894 parking spaces through a combination of on-street (44 spaces) and garage parking (850 spaces). A parking plan has been provided for the entirety of Block B as part of the previously approved project. There are a variety of commercial/retail parking minimums and maximums and vary by use. Even at the most restrictive (10 spaces per 1,000 square feet), the provided parking can accommodate this change in use. The calculations provided by the applicant show restaurant and office/retail uses. The change in parking requirements from the previous analysis show reduction of 3 spaces for the minimum requirements and reduction of 6 spaces for maximum. Bicycle parking shows a reduction of 2 spaces for minimum, and reduction of 3 spaces for maximum.

Consistency with Bridge Street Corridor Vision Report, Community Plan, and other Policy Documents

Criterion met. The proposal allows this site to be developed consistent with the Community Plan and the Bridge Street District zoning regulations. The applicant will need to obtain appropriate permits prior to construction.

PART IV: PROPOSED ADMINISTRATIVE REVIEW TEAM DETERMINATION

Approval of this request for Minor Project Review with the following conditions:

- 1) The applicant shall design the ground level commercial/retail spaces to meet the entrance standards of §153.062(F)(3).
- 2) The applicant shall provide total transparency percentages at time of building permit per §153.062(O)(12)(1).