



Minor Project Review

16-030MPR– OPEN SPACE

BSD Scioto River Neighborhood District

This is a request for a modification to the previously approved site plan to revise open space and building materials for Bridge Park Blocks B & C within the Bridge Street Scioto River Neighborhood District located east of Riverside Drive and south of the intersection with (future) Bridge Park Avenue. 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

Wednesday, April 13, 2016

Date of ART Determination

Thursday, July 14, 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>	Riverside and Dale Drives
<i>Tax ID Numbers</i>	273-12659-660; 273-12668-669
<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 overall site includes portions of open space in Blocks B and C of Bridge Park East. This is a request to modify the previously approved site plan to allow for transitional and moveable elements rather than the approved fixed features.

The Administrative Review Team (ART) reviewed the application on April 21, 2016 and expressed general concerns with the general quality and quantity of the proposed open space changes. The ART noted that it appeared a majority of the character and informal design previously approved would be lost with the proposed modifications. The applicant revised the site plan and submitted revisions on July 6, 2016 for ART's review.

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

PART II: ADMINISTRATIVE REVIEW TEAM COMMENTS

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

Planning

The department noted that the square footage within the pots should be stipulated as a minimum commitment and that proposal appears sparse. The applicant stated that the space would be equal to the previously proposed green strip area and would include a statement for the landscaped materials to match the amount approved as a minimum commitment.

Engineering

Staff inquired if there is a distinction between public and private areas. The applicant noted that the materials would be similar, but the color and pattern would be different in the two areas. Staff discussed continuing with similar materials to not differentiate between the public and private areas to make the spaces feel more connected.

Building Standards

Some concerns were expressed about the removal of the bio-retention planters and that although the bio-retention area is small when looking at the development as a whole, it could have a much greater impact on the environment. The applicant noted that several features in the plaza including permeable pavers contribute to the sustainability of the project.

Parks & Open Space

The department was complementary of modular idea for the benches and the flexibility it provides tenants.

Economic Development

Maintenance of the planters was discussed and the applicant noted that the planters are on private property so it would not be the City's responsibility to maintain.

Fire

Staff inquired about the height and spacing of the suspended light fixtures to ensure the maneuverability of the ladders on the fire trucks. The applicant will work with the department to ensure safety precautions are satisfied.

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. Parks and Open Space are permitted within all BSD Zoning Districts. Any proposed future uses would be required to meet applicable district and use specific standards per §153.059 (a) and (c).

§153.064 **Open Space Types**

(D) Suitability of Open Space

Criterion met. The changes proposed still meet the goals and objectives of the Community Plan and the space is suitable for passive recreational use.

(F) Open Space Types

Criterion met. The space was designed to meet the Pocket Plaza features as part of the previous project review.

(G) General Requirements

Criterion met with condition. The changes proposed meet the applicable general requirements (§153.064 (G) (1-7) and Table 153.064-A including size, dimension, perimeter, access, improvements, ownership. The proposed changes are consistent with the size and function of the spaces previously approved. Features related to stormwater management will be reviewed and approved by the City Engineer (see condition).

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

Criterion met. The space was designed to meet the requirements within the district including pedestrian-oriented streetscapes as part of the previous project review. The proposed changes meet the open space requirements in terms of character, type, and amount.

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 condition:

- 1) The applicant shall work with Engineering staff to ensure compliance with the requirements of the stormwater management section.