

Minor Project Review

16-092MPR – BSC Scioto River Neighborhood District

Bridge Park East – Mass Excavation

Block D and Bridge Park Avenue Extension

A mass excavation plan for the Bridge Park Avenue extension at the intersection Bridge Park Avenue and Dale Drive and for Block D on the east side of Riverside Drive, north of Tuller Ridge Drive. No building pads or construction are proposed. This is a request for a review and approval of a request for a Minor Project Review in accordance with Zoning Code Section 153.066(G).

Date of Application Acceptance

Monday, October 17, 2016

Date of ART Determination

Thursday, October 27, 2016

Case Manager

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PART I: APPLICATION OVERVIEW

<i>Zoning District</i>	BSD Scioto River Neighborhood
<i>Development Proposal</i>	Site Modifications
<i>Waivers</i>	None
<i>Administrative Departures</i>	None
<i>Property Address</i>	Riverside Drive – Parcel IDs 273-008242 and 273-012703
<i>Property Owner</i>	Scioto Tuller Acquisition LLC and City of Dublin
<i>Applicant</i>	Nelson Yoder, Crawford Hoying Development Partners

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|Application Summary:

This is a request to begin preparing parcels for future development, including mass excavation, a sediment basin, tree removal and the provision of laydown areas for a portion of the Bridge Park development site (the subject parcels have not yet received all approvals required for development to begin). The proposal includes required plans for stormwater and erosion control as part of this activity. This proposal does not permit construction of roadways, concrete building pads, building foundations, or any other project-specific development components. Grading and other work proposed with this application is at the developer's risk and does not commit the City to any future action or approval.

The area of work is on the vacant Block D, east of Riverside Drive and north of Tuller Ridge Drive and on the Dale Drive property, east of Dale Drive at the current terminus of Bridge Park Avenue. A construction drive from Dale Drive is proposed to provide access to the activity area for the Dale Drive site. 21 protected trees will be removed (461 caliper inches), the Code does not require replacements for trees removed from areas where buildings are required to be located. Tree protection fencing is included on the plans for around trees to remain.

A temporary sediment basin at the southwest corner of the D Block parcel is proposed. Stockpiled dirt will be used on the site for future development to even out portions of the site. Upon completion of the work, the entire area will be seeded and mulched.

PART II: ADMINISTRATIVE REVIEW TEAM COMMENTS

Planning

The proposed mass excavation plan ensures the site will be prepared and appropriately managed in the interim until the City and/or the developer are in a position to begin construction on buildings, streets, and other improvements. Completing this preliminary site work over the next few weeks allows for compaction during the winter months before the spring construction season begins. Timing of any construction related to this activity cannot take place until the developer obtains applicable City approvals (Development Plan, Site Plan, Preliminary/Final Plats, and Development Agreement).

Engineering

This site contains an area that has an identified Stream Corridor Protection Zone. This zone is delineated and labeled on the plan and will need to be preserved and protected during all construction activities. Proper erosion and sediment controls will be required to be maintained throughout the duration of construction activities.

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:

(d) **Efficient Internal Circulation**

Criterion met with conditions. The proposed access to the construction site via the driveways from the existing parking lots (on City property) will provide sufficient appropriate access to the activity area. The right of entry shall be signed by both the City and the applicant prior to the start of the permitted activity. The applicant shall also install signs on existing Riverside Drive at the construction points, subject to approval by the City Engineer.

(h) **Stormwater Management**

Criterion met with condition. The applicant shall demonstrate that the proposed work meets the requirements of the Ohio EPA and Section 53.300 of the Dublin Codified Ordinances regarding erosion and sediment control as part of the permit (Site-Only Permit).

(j) **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.

PART IV: PROPOSED ADMINISTRATIVE REVIEW TEAM DETERMINATION

Approval of this request for Minor Project Review with three conditions:

- 1) That the right of entry is signed by both the City and the applicant prior to the start of construction;
- 2) That the permit (Site-Only Permit) plans demonstrates compliance with the requirements of the Ohio EPA and Section 53.300 of the Dublin Codified Ordinances regarding erosion and sediment control.