

To: Members of Dublin City Council

From: Dana L. McDaniel, City Manager 

Date: November 17, 2016

Initiated By: Vincent A. Papsidero, FAICP, Planning Director
Claudia D. Husak, AICP, Senior Planner

Re: Preliminary & Final Plats – H Block (16-051AFDP/PP/FP)

Summary

This is a request for approval of a Preliminary and Final Plat of an approximately 5.05-acre site into three lots (Lots 10, 11 and 12) and right-of-way for two streets (Mooney Street and Larimer Street) for the development of 6 townhome buildings.

Background

The Planning and Zoning Commission recommended approval of this application to City Council on July 7, 2016. City Council recommended approval of the Basic Plan for the development of this block on July 5, 2016 and the Final Plan will be scheduled for review by the Commission on December 1, 2016.

Description

The proposed preliminary and final plats include:

- A grid street network in accordance with the Community Plan;
- Two new public streets (Mooney Street, Larimer Street);
- 2 development blocks (Lots 10 and 11) subdivided by public streets;
- 1 lot for the continuation of the John Shield Greenway (Lot 12)
- Typical street sections;
- A Utility Plan

The plat is proposing the creation of lots for six single-family, attached residential buildings. The buildings include ground floor parking access through an interior auto court with multi-level units surrounding.

Recommendation from the Planning and Zoning Commission

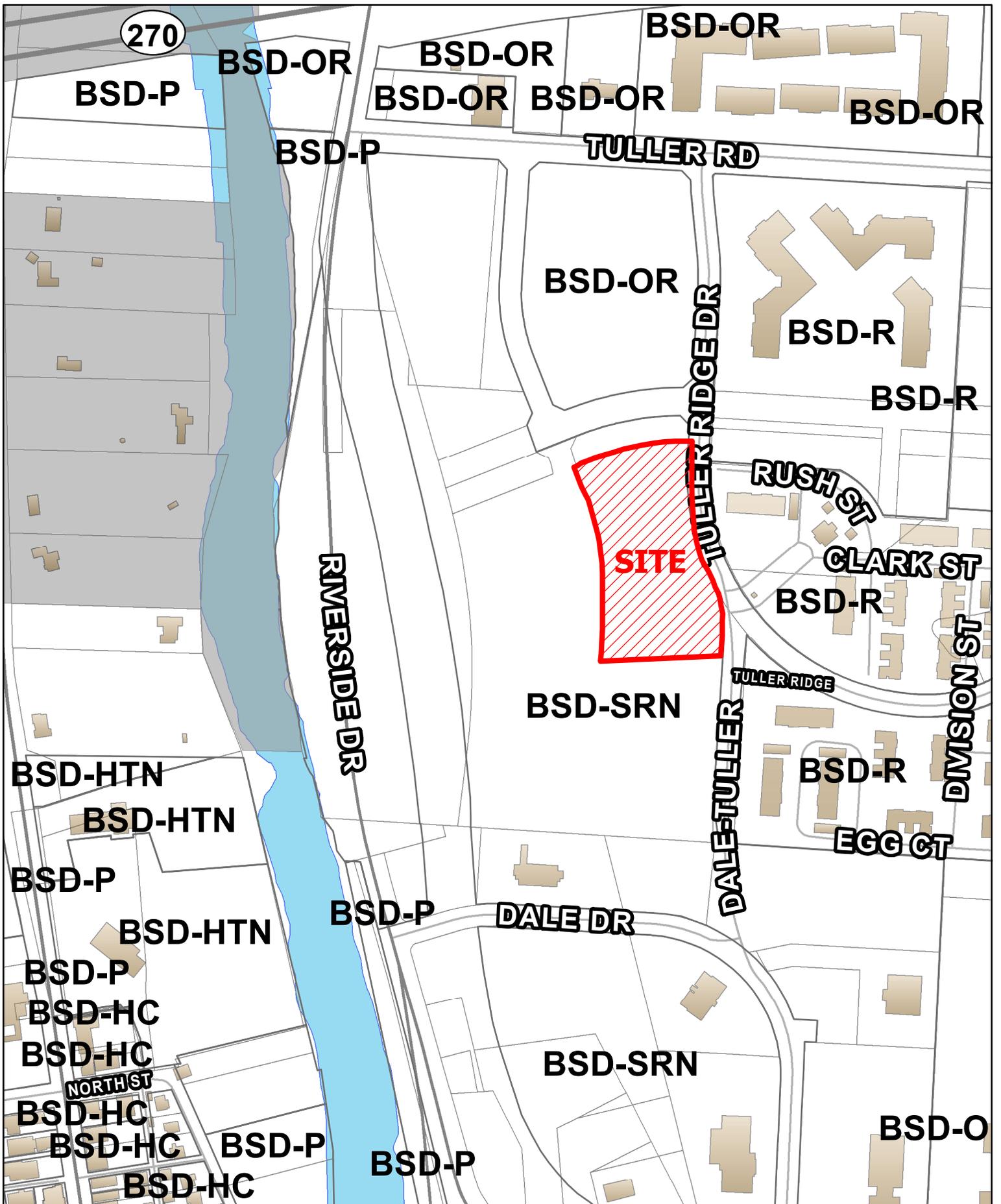
The Commission reviewed and recommended approval to City Council of the preliminary and final plats at the July 7, 2016 meeting with two conditions:

- 1) That the applicant ensures that any minor technical adjustments to the plat are made prior to City Council submittal, and;
- 2) That the applicant coordinate the treatment of the Dale Drive frontage of this block with staff and revise the street section in the preliminary plat accordingly prior to submission to City Council.

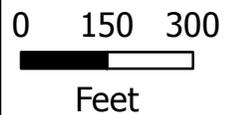
The applicant has met both conditions for the preliminary and final plats.

Recommendation

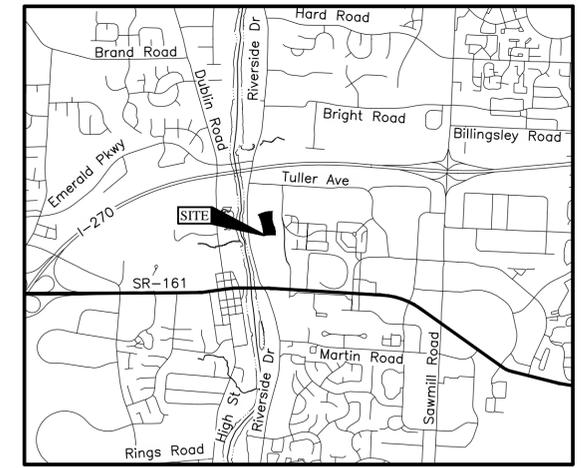
Staff recommends approval of the Preliminary and Final Plats for Block H of Bridge Park.



16-039BPR
 Basic Plan Review
 Bridge Park Block H
 Mooney Street & John Shields Parkway



CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
 QUARTER TOWNSHIP 2 & 3, TOWNSHIP 2, RANGE 19
 UNITED STATES MILITARY DISTRICT
 PRELIMINARY PLAT
 FOR
BRIDGE PARK BLOCK H
 2016

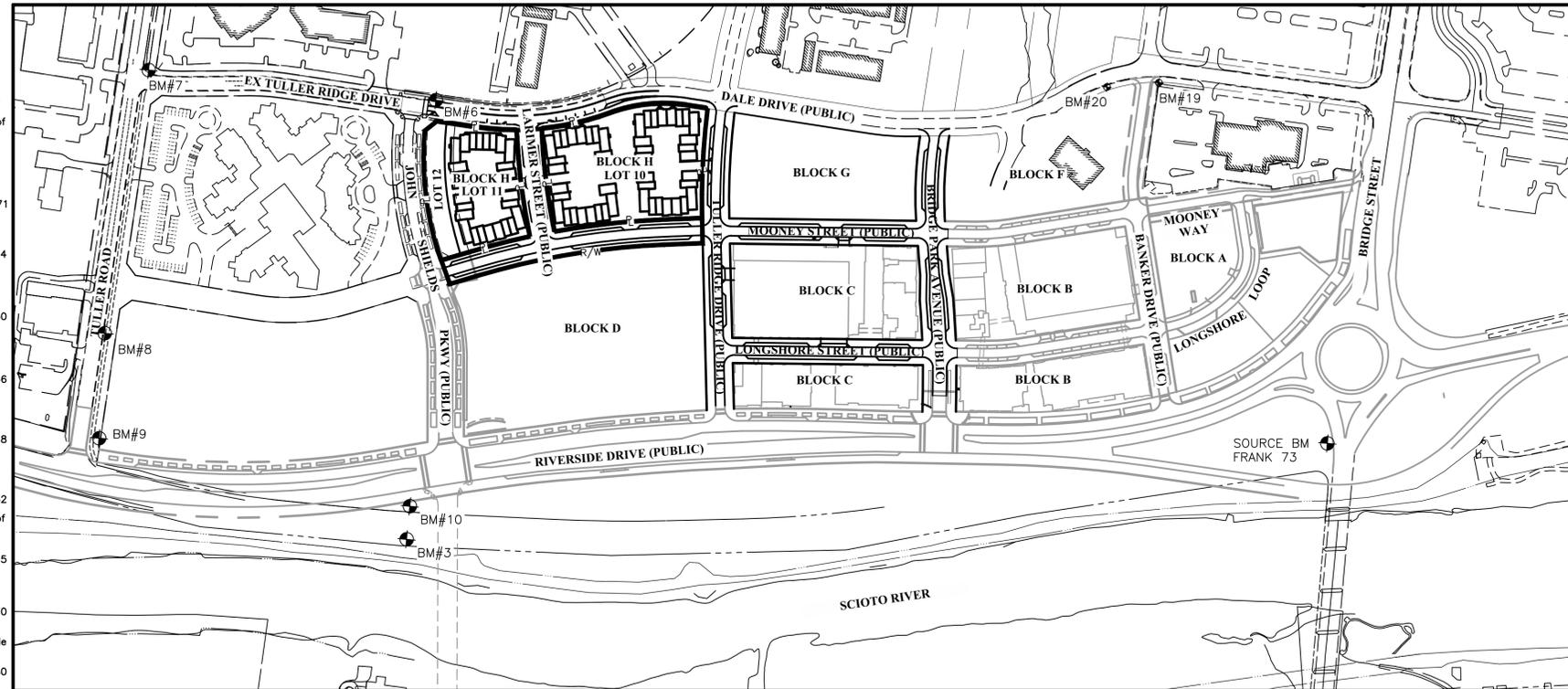


LOCATION MAP
Not to Scale

1. Public Access Easements are established to grant access to the general public for the purpose of public vehicular and pedestrian use and access, and for the Fire Department, Police and emergency use. The Private Property Owner maintains the right to utilize the reserve space for outdoor dining and other private functions.
2. Any Right-of-Way encroachments by area wells or aerial canopies will be owned and maintained by the Property Owner.
3. Lot lines, open spaces, reserves and right-of-way lines are based on the design at the time of the preliminary plat approval and are subject to change with the final plat.
4. Ingress/Egress points shown are for private street locations and additional drives will be provided subject to the City of Dublin Engineer approval.
5. Existing private utility easements shown on this preliminary plat that conflict with proposed improvements will be vacated as required by the private utility company.

SHEET INDEX

Title Sheet	PP1
Existing Conditions	PP2
Preliminary Plat Detail	PP3
Utility Plan	PP4
Typical Sections	PP5-PP6



INDEX MAP
Scale: 1" = 200'

BENCH MARKS
(NAVD 1988)

- Station is a stainless steel rod driven to a depth of 16 feet, in a triangular shaped grass median at the northwest corner of the intersection of Dublin-Granville Road and Riverside Drive, 59.9 feet southeast of the north corner of the median, 28.4 feet northwest of the southeast corner of the median, 20.2 feet northeast of the southwest corner of the median, 2 feet north of a witness post, access through aluminum access cover, level with the sidewalk.
- **NOTE**** Source Bench Mark to be removed with the proposed roundabout project.
- | | |
|---|----------------|
| Source BM Frank 73 (Listed for Reference Only) | Elev. = 801.71 |
| BM#3 Nail in the east side of power pole #3221341, being on the west side of Riverside Drive and 800 feet south of Tuller Road. | Elev. = 800.24 |
| BM#6 Chiseled "X" on the west bolt of the second fire hydrant south of the intersection of Tuller Road and Tuller Ridge Drive, said hydrant being on the east side of Tuller Ridge Drive. | Elev. = 845.50 |
| BM#7 Chiseled "X" on the west rim of a storm manhole located in the concrete sidewalk at the southeast corner of the intersection of Tuller Road and Tuller Ridge Drive. | Elev. = 843.66 |
| BM#8 Chiseled "X" on the north bolt of the second fire hydrant east of the intersection of Riverside Drive and Tuller Road, said hydrant being on the south side of Tuller Road. | Elev. = 821.18 |
| BM#9 Chiseled square on the southwest corner of a concrete telephone pedestal base located 60 feet east of Riverside Drive and 25 feet south of Tuller Road. | Elev. = 802.52 |
| BM#10 Railroad spike set in the east side of the first wooden power pole south of the intersection of Riverside Drive and Tuller Road, said pole being on the east side of Riverside Drive. | Elev. = 800.15 |
| BM#19 Chiseled "X" on the north rim of a manhole located on the west side of Dale Drive at the northeasterly corner of Acura Columbus Car Dealership. | Elev. = 838.70 |
| BM#20 Chiseled "X" on the north bolt of the second fire hydrant north of the intersection of Dale Drive and Dublin-Granville Road. Being on the west side of Dale Drive. | Elev. = 839.80 |

MARK	DATE	DESCRIPTION

CRAWFORD HOYING
development

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
 PRELIMINARY PLAT
 FOR
BRIDGE PARK BLOCK H
 TITLE SHEET



DATE
October 28, 2016

SCALE
As Noted

JOB NO.
2013-1481

SHEET
PP1

DEVELOPER/OWNER
Crawford Hoying
555 Metro Place North, Suite 600
Dublin, Ohio 43017
Tel: (614) 335-2020
Fax: (614) 850-9191
Nelson Yoder

ENGINEER
EMHT Inc.
5500 New Albany Road
Columbus, Ohio 43054
Tel: (614) 775-4500
Fax: (614) 775-4800
Brian Quackenbush
(Primary Project Contact)

ARCHITECT
DKB Architects
52 East Lynn Street, Third Floor
Columbus, Ohio 43215
Tel: (614) 717-3001
David A. Keyser

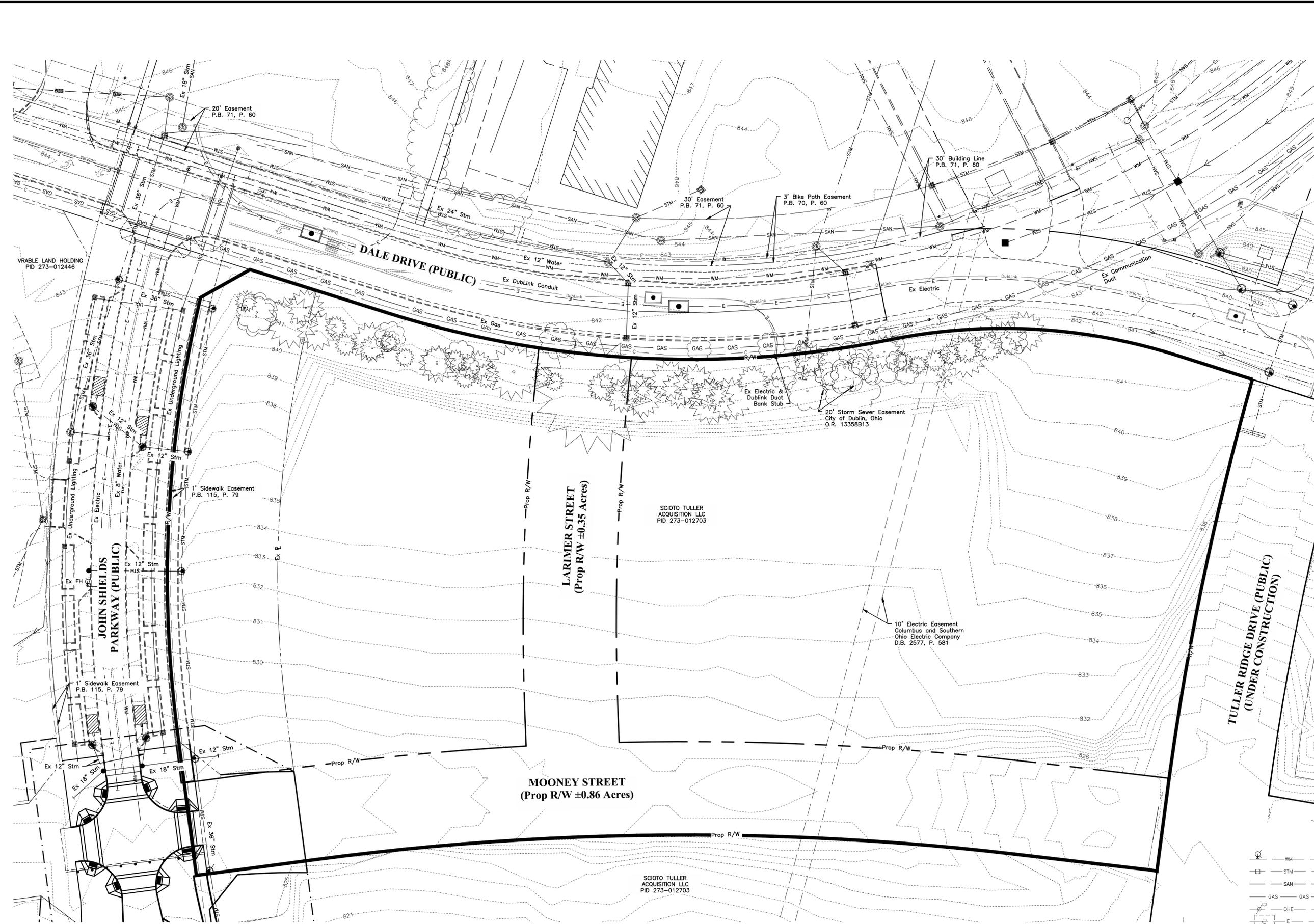
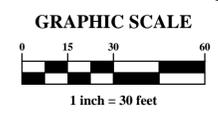
ZONING
Zoned BSD Scioto River
Neighborhood District

LANDSCAPE ARCHITECT
MKS
462 South Ludlow Alley
Columbus, Ohio 43215
Tel: (614) 621-2796
Fax: (614) 621-3604
John Woods

PROJECT DESCRIPTION
This project is a proposal for development on approximately 5.02 acres, for a condominium development located on the east side of Mooney Street, south of John Shields Parkway, west of Dale Drive, and north of Tuller Ridge Drive.

SITE DATA
Total Site Area: ±5.02 Acres
Lot 10 Area: ±2.28 Acres
Lot 11 Area: ±1.16 Acres
Lot 12 Area: ±0.37 Acres
Public R/W Area: ±1.21 Acres

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LEGEND

	Existing Watermain
	Existing Storm Sewer
	Existing Sanitary Sewer
	Existing Gas Main
	Existing Overhead Electric
	Existing Underground Electric
	Existing Communication
	Storm by Riverside Drive Contractor

REVISIONS

MARK	DATE	DESCRIPTION

CRAWFORD HOYING
development

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
PRELIMINARY PLAT
FOR
BRIDGE PARK BLOCK H
EXISTING CONDITIONS

EMHT
Ernst, McEwen, Hensler & Tinn, Inc.
5900 New Albany Road, Columbus, OH 43254
Phone: 614.775.6900 Fax: 614.775.3468
emht.com

DATE
October 28, 2016

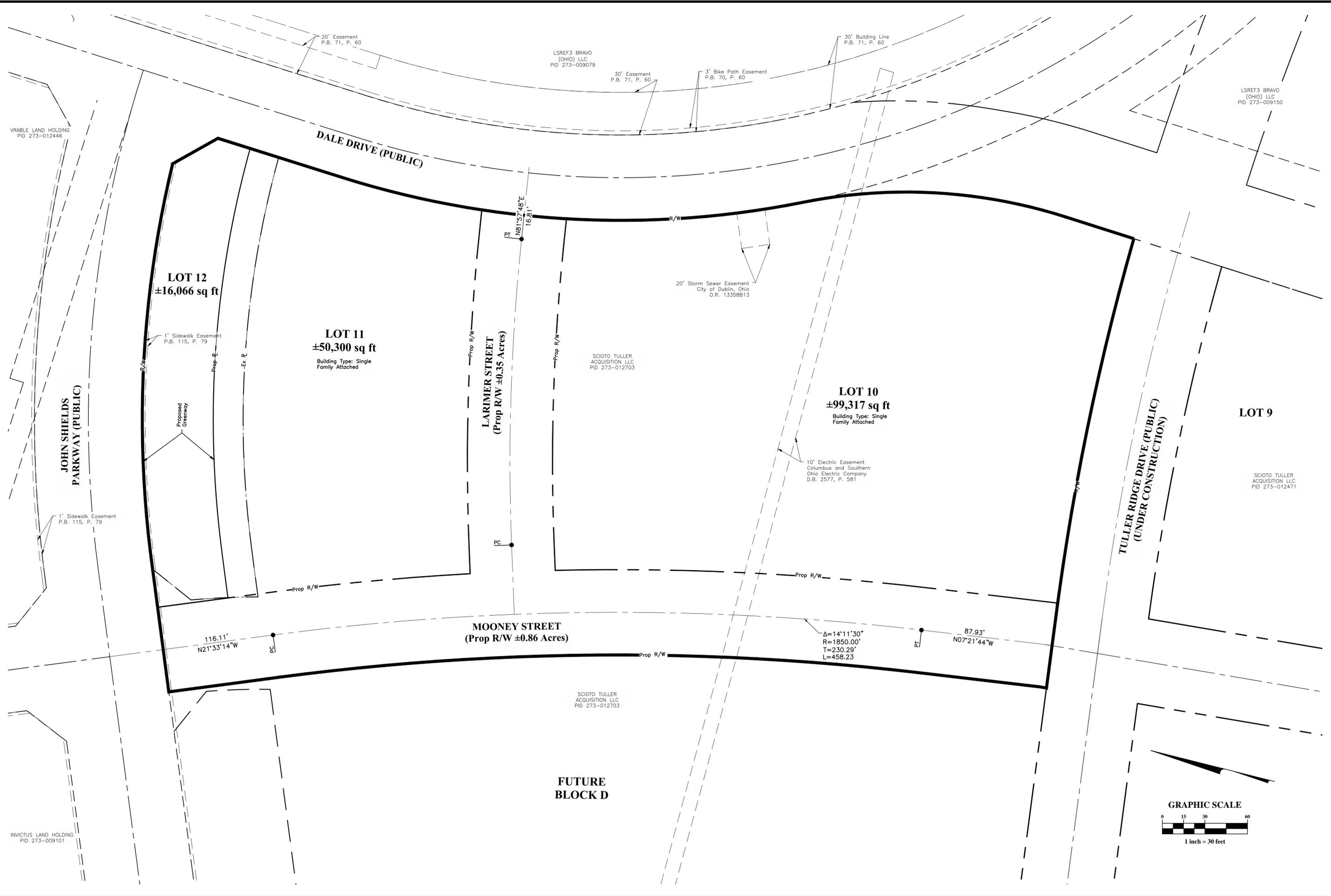
SCALE
1" = 30'

JOB NO.
2013-1481

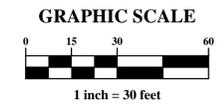
SHEET
PP2

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FUTURE BLOCK D



MARK	DATE	DESCRIPTION



CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
 PRELIMINARY PLAT
 FOR
BRIDGE PARK BLOCK H
 PRELIMINARY PLAT DETAIL



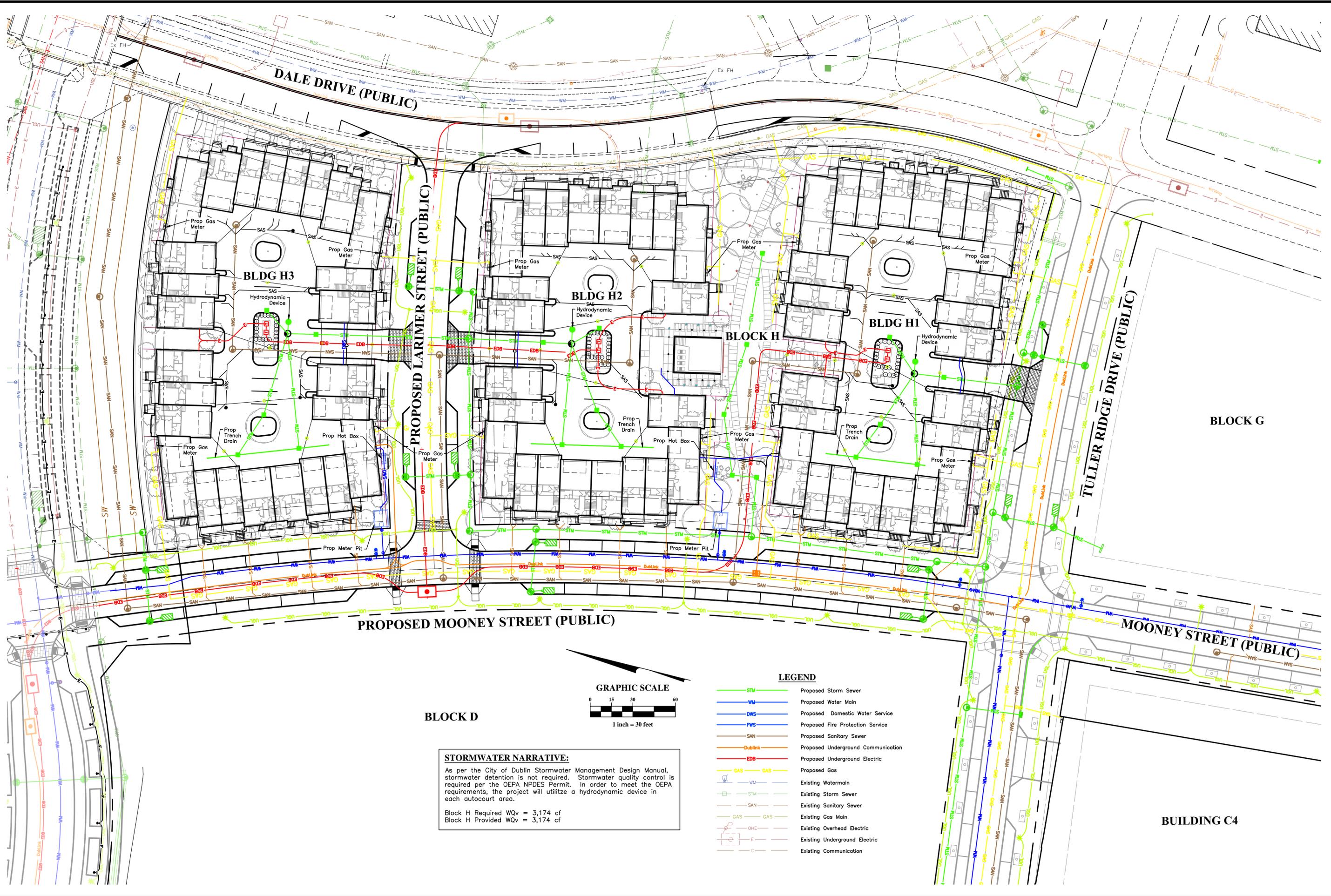
DATE
 October 28, 2016

SCALE
 1" = 30'

JOB NO.
 2013-1481

SHEET
PP3

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STORMWATER NARRATIVE:

As per the City of Dublin Stormwater Management Design Manual, stormwater detention is not required. Stormwater quality control is required per the OEPA NPDES Permit. In order to meet the OEPA requirements, the project will utilize a hydrodynamic device in each autocourt area.

Block H Required WQv = 3,174 cf
 Block H Provided WQv = 3,174 cf

LEGEND

	Proposed Storm Sewer
	Proposed Water Main
	Proposed Domestic Water Service
	Proposed Fire Protection Service
	Proposed Sanitary Sewer
	Proposed Underground Communication
	Proposed Underground Electric
	Proposed Gas
	Existing Watermain
	Existing Storm Sewer
	Existing Sanitary Sewer
	Existing Gas Main
	Existing Overhead Electric
	Existing Underground Electric
	Existing Communication

REVISIONS

MARK	DATE	DESCRIPTION



CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
 PRELIMINARY PLAN
 FOR
BRIDGE PARK BLOCK H
 UTILITY PLAN

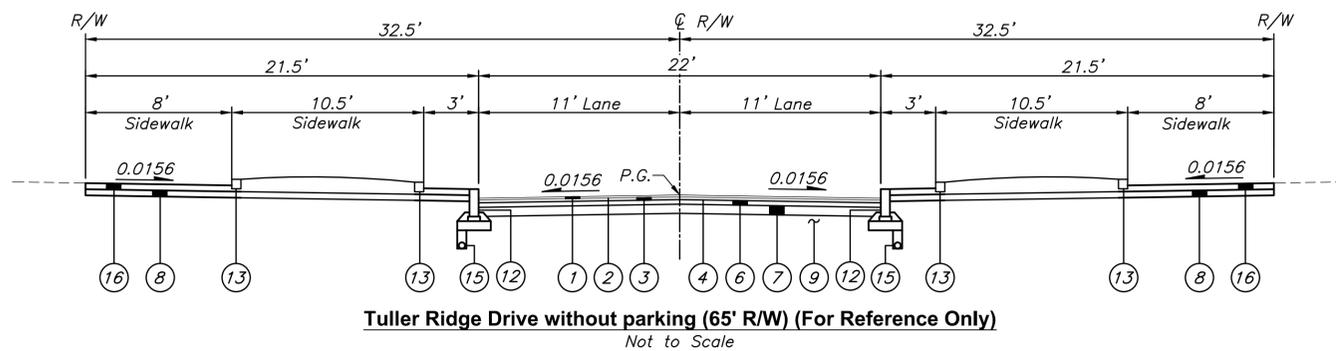
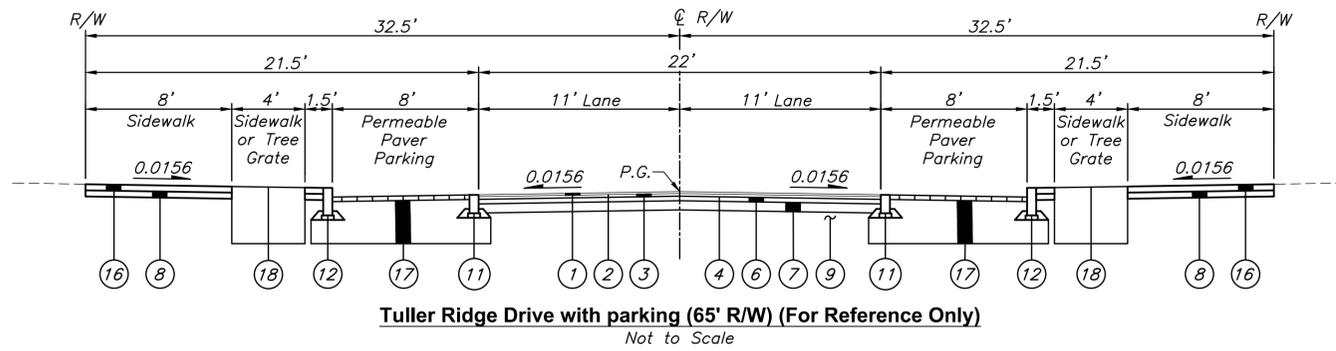
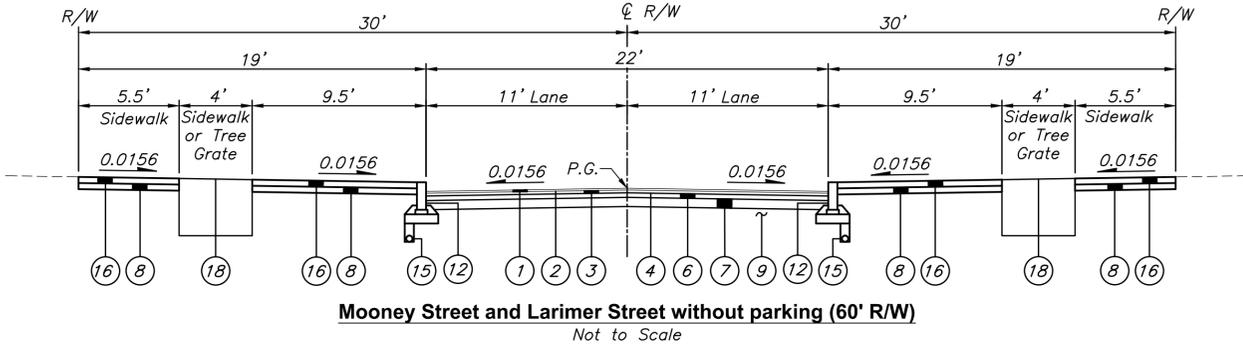
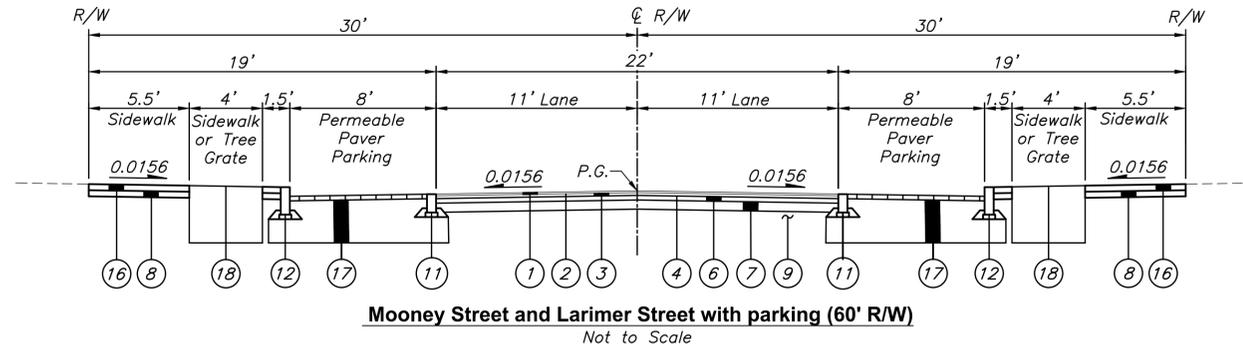


DATE
October 28, 2016

SCALE
1" = 30'

JOB NO.
2013-1481

SHEET
PP4



- LEGEND**
- ① Item 448 - 1.25" Asphalt Concrete Surface Course (Medium Traffic), PG64-22
 - ② Item 407 - NTSS-1HM Trackless Tack Coat for Intermediate Course (0.06 Gal/Sq. Yd.)
 - ③ Item 448 - 1.75" Asphalt Concrete Intermediate Course (Medium Traffic), PG64-22
 - ④ Item 407 - NTSS-1HM Trackless Tack Coat (0.08 Gal./Sq. Yd.)
 - ⑤ Item 301 - 9" Asphalt Concrete Base, PG64-22
 - ⑥ Item 301 - 6" Asphalt Concrete Base, PG64-22
 - ⑦ Item 304 - 6" Aggregate Base
 - ⑧ Item 304 - 4" Aggregate Base
 - ⑨ Item 204 - Subgrade Compaction and Proof Rolling
 - ⑩ Item SPEC - Brick Paver Walk
 - ⑪ Item 609 - Concrete Band (12" x 6")
 - ⑫ Item 609 - Granite Curb (18" x 6")
 - ⑬ Item SPEC - Granite Planter Curb
 - ⑭ Item 609 - Straight 18" Curb
 - ⑮ Item 605 - 4" Pipe Underdrain
 - ⑯ Item 608 - 4" Concrete Walk
 - ⑰ Item 608 - 4" Architectural Concrete Pavement Walk
 - ⑱ Item SPEC - Permeable Paver Roadway
 - ⑲ Item SPEC - Tree Grate
 - ⑳ Item 659 - Topsoil (T=6")
 - ㉑ Item 659 - Seeding & Mulching, As Per Plan
 - ㉒ Permeable Clay Pavers (T=2 5/8") (Included for Payment with Permeable Paver Roadway)
 - ㉓ No. 8 Stone (T=1 1/2") (Included for Payment with Permeable Paver Roadway)
 - ㉔ Item SPEC - Aggregate Base (No. 57 Stone) (8" Constructed Thickness, Compacted/Vibrated)
 - ㉕ Item SPEC - Aggregate Base (No. 2 Stone) (T=12" Min.)
 - ㉖ Item SPEC - Geogrid (Place Under No. 2 Stone and above Geotextile Fabric on bottom only)
 - ㉗ Item 204 - Geotextile Fabric, Type D

MARK	DATE	DESCRIPTION



CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
PRELIMINARY PLAN
FOR
BRIDGE PARK BLOCK H
TYPICAL SECTIONS



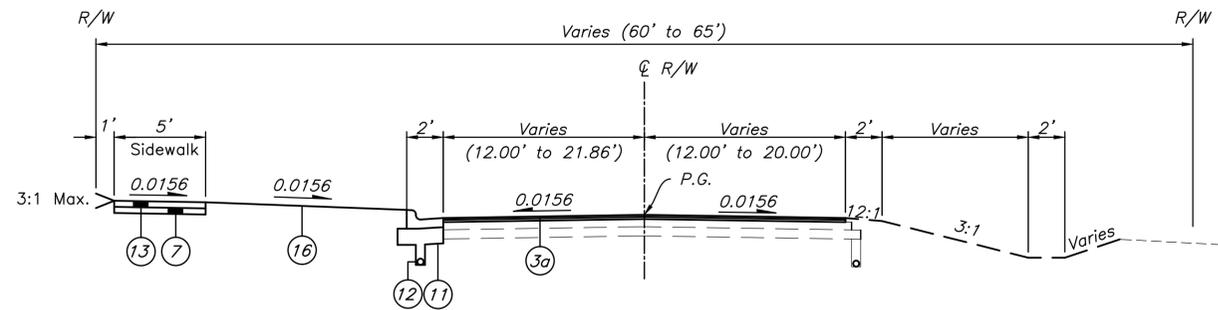
DATE
October 28, 2016

SCALE
None

JOB NO.
2013-1481

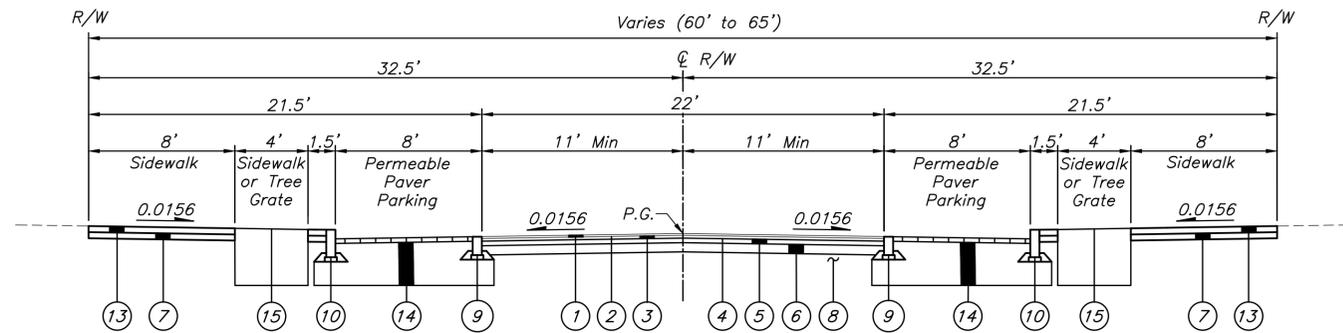
SHEET
PP5

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TEMPORARY DALE-TULLER CONNECTOR ROAD (PUBLIC STREET) - INTERIM CONDITION

Not to Scale



**DALE-TULLER CONNECTOR ROAD (PUBLIC STREET)-
FUTURE CONDITION BY CITY AS SEPARATE PROJECT (FOR REFERENCE ONLY)**

Not to Scale

LEGEND

- ① Item 448 - 1.25" Asphalt Concrete Surface Course (Medium Traffic), PG64-22
- ② Item 407 - NTSS-1HM Trackless Tack Coat for Intermediate Course (0.06 Gal./Sq. Yd.)
- ③ Item 448 - 1.75" Asphalt Concrete Intermediate Course (Medium Traffic), PG64-22
- ③a Item 448 - Mill & Overlay
- ④ Item 407 - NTSS-1HM Trackless Tack Coat (0.08 Gal./Sq. Yd.)
- ⑤ Item 301 - 6" Asphalt Concrete Base, PG64-22
- ⑥ Item 304 - 6" Aggregate Base
- ⑦ Item 304 - 4" Aggregate Base
- ⑧ Item 204 - Subgrade Compaction and Proof Rolling
- ⑨ Item 609 - Concrete Band (12" x 6")
- ⑩ Item 609 - Granite Curb (18" x 6")
- ⑪ Item 609 - Curb & Gutter
- ⑫ Item 605 - 4" Pipe Underdrain
- ⑬ Item 608 - 4" Concrete Walk
- ⑭ Item SPEC - Permeable Paver Roadway
- ⑮ Item SPEC - Tree Grate
- ⑯ Item 659 - Seeding & Mulching, As Per Plan

MARK	DATE	DESCRIPTION



CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
PRELIMINARY PLAT
FOR
BRIDGE PARK BLOCK H
TYPICAL SECTIONS



DATE
October 28, 2016

SCALE
None

JOB NO.
2013-1481

SHEET
PP6

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BRIDGE PARK EAST SECTION 5

Situated in the State of Ohio, County of Franklin, City of Dublin, in Quarter Townships 2, Township 2, Range 19, United States Military Lands, containing 5.028 acres of land, more or less, said 5.028 acres being comprised of a part of Lot 3 of the subdivision entitled "Lands of Chauncey McGurer", of record in Plat Book 12, Page 27, a part of that tract of land conveyed to **SCIOTO TULLER ACQUISITION, LLC** by deed of record in Instrument Number 201308160140286 and part of that tract of land conveyed to **THE CITY OF DUBLIN, OHIO** by deed of record in Instrument Number 201509220132990, Recorder's Office, Franklin County, Ohio.

The undersigned, **SCIOTO TULLER ACQUISITION, LLC** an Ohio limited liability company, by **BRENT D. CRAWFORD**, Authorized Member, and **THE CITY OF DUBLIN, OHIO**, an Ohio municipal corporation, by **DANA McDANIEL**, City Manager, owners of the lands platted herein, duly authorized in the premises, do hereby certify that this plat correctly represents their "**BRIDGE PARK EAST SECTION 5**", a subdivision containing Lots numbered 10, 11 and 12, do hereby accept this plat of same and dedicate to public use, as such, all of the Parkway and Streets shown hereon and not heretofore dedicated.

The undersigned further agrees that any use or improvements on this land shall be in conformity with all existing valid zoning, platting, health or other lawful rules and regulations, including applicable off-street parking and loading requirements of the City of Dublin, Ohio, for the benefit of itself and all other subsequent owners or assigns taking title from, under or through the undersigned.

In Witness Whereof, **BRENT D. CRAWFORD**, Authorized Member of **SCIOTO TULLER ACQUISITION, LLC**, has hereunto set his hand this _____ day of _____, 20__.

Signed and Acknowledged
In the presence of: **SCIOTO TULLER ACQUISITION, LLC**

By
BRENT D. CRAWFORD,
Authorized Member

STATE OF OHIO
COUNTY OF FRANKLIN ss:

Before me, a Notary Public in and for said State, personally appeared **BRENT D. CRAWFORD**, Authorized Member of **SCIOTO TULLER ACQUISITION, LLC**, who acknowledged the signing of the foregoing instrument to be his voluntary act and deed and the voluntary act and deed of **SCIOTO TULLER ACQUISITION, LLC** for the uses and purposes expressed herein.

In Witness Thereof, I have hereunto set my hand and affixed my official seal this _____ day of _____, 20__.

My commission expires _____
Notary Public, _____ State of Ohio

In Witness Whereof, **DANA McDANIEL**, City Manager of **THE CITY OF DUBLIN, OHIO**, has hereunto set his hand this _____ day of _____, 20__.

Signed and Acknowledged
In the presence of: **THE CITY OF DUBLIN, OHIO**

By
DANA McDANIEL,
City Manager

STATE OF OHIO
COUNTY OF FRANKLIN ss:

Before me, a Notary Public in and for said State, personally appeared **DANA McDANIEL**, City Manager of **THE CITY OF DUBLIN, OHIO**, who acknowledged the signing of the foregoing instrument to be his voluntary act and deed and the voluntary act and deed of **THE CITY OF DUBLIN, OHIO** for the uses and purposes expressed herein.

In Witness Thereof, I have hereunto set my hand and affixed my official seal this _____ day of _____, 20__.

My commission expires _____
Notary Public, _____ State of Ohio

Approved this _____ Day of _____
20__
Director of Land Use and Long
Range Planning,
Dublin, Ohio

Approved this _____ Day of _____
20__
City Engineer, Dublin, Ohio

Approved this _____ day of _____, 20__, by vote of Council, wherein all of the Parkway and Streets dedicated hereon are accepted as such by the Council of the City of Dublin, Ohio.

In Witness Thereof I have hereunto set my hand and affixed my seal this _____ day of _____, 20__.
Clerk of Council, Dublin, Ohio

Transferred this _____ day of _____,
20__.
Auditor, Franklin County, Ohio

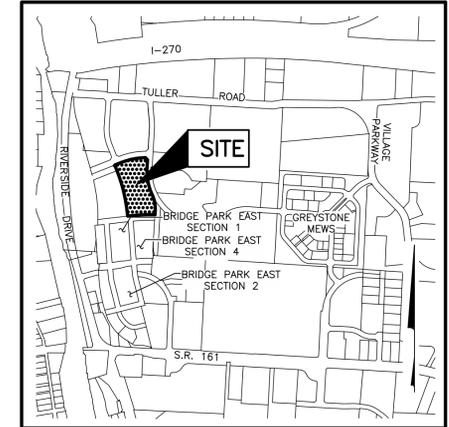
Deputy Auditor, Franklin County, Ohio

Filed for record this _____ day of _____,
20__ at _____ M. Fee \$ _____
Recorder, Franklin County, Ohio

File No. _____

Recorded this _____ day of _____,
20__.
Deputy Recorder, Franklin County, Ohio

Plat Book _____, Pages _____



LOCATION MAP AND BACKGROUND DRAWING
NOT TO SCALE

SURVEY DATA:

BASIS OF BEARINGS: The Bearings shown hereon are based on the Ohio State Plane Coordinate System, South Zone, as per NAD83 (1986 Adjustment). Control for bearings was from coordinates of monuments FRANK 73 and FRANK 74, established by the Franklin County Engineering Department, using Global Positioning System procedures and equipment, having a bearing of South 75° 57' 18" East between said monuments.

SOURCE OF DATA: The sources of recorded survey data referenced in the plan and text of this plat are the records of the Franklin County, Ohio, Recorder.

IRON PINS: Iron pins, where indicated hereon, unless otherwise noted, are to be set and are iron pipes, thirteen sixteenths inch inside diameter, thirty inches long with a plastic plug placed in the top end bearing the initials EMHT INC.

PERMANENT MARKERS: Permanent markers, where indicated hereon, are to be one-inch diameter, thirty-inch long, solid iron pins. Pins are to be set to monument the points indicated, and set with the top end flush with the surface of the ground and then capped with an aluminum cap stamped EMHT INC. Once installed, the top of the cap shall be marked (punched) to record the actual location of the point.

SURVEYED & PLATTED
BY



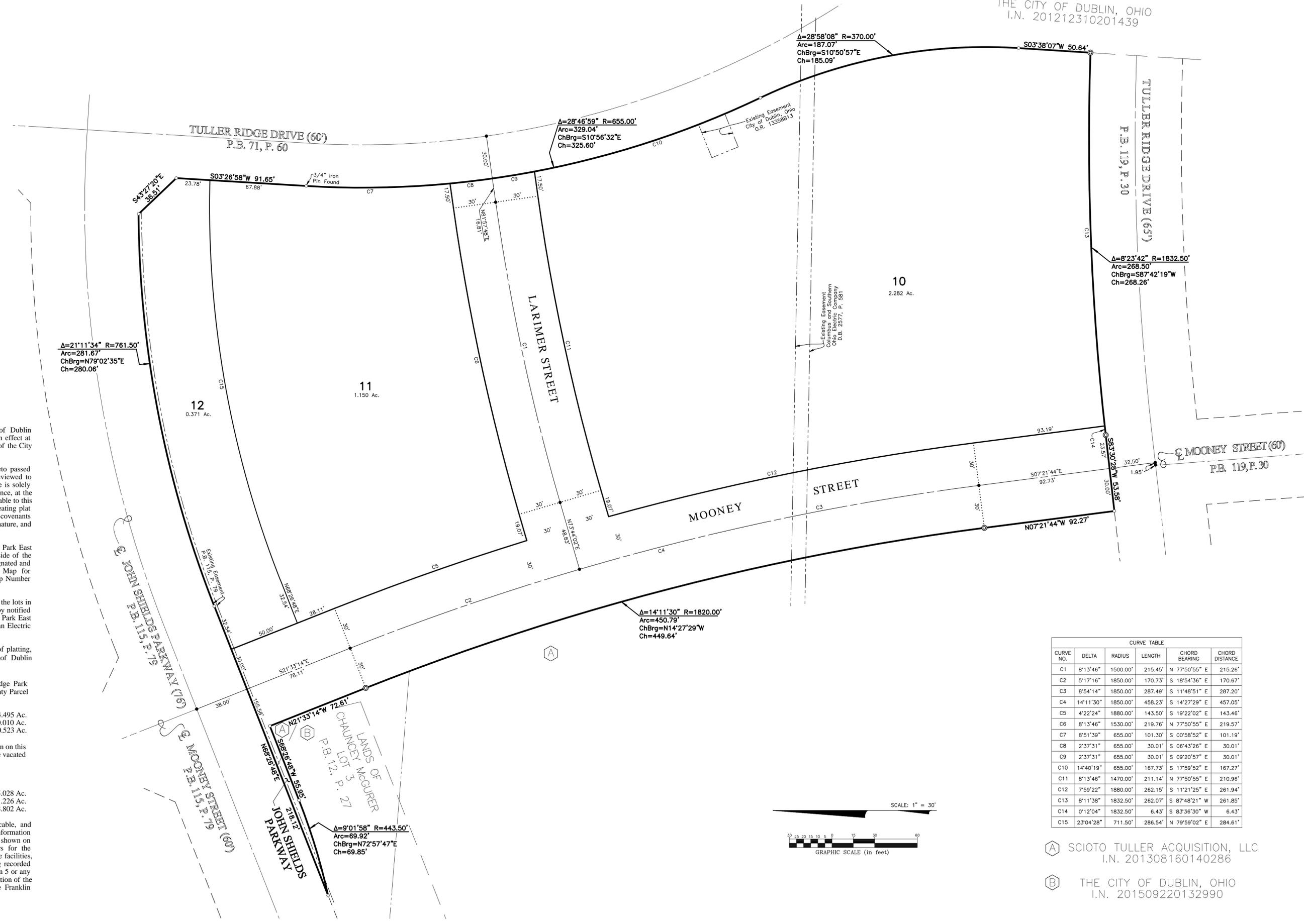
We do hereby certify that we have surveyed the above premises, prepared the attached plat, and that said plat is correct. All dimensions are in feet and decimal parts thereof.

- o = Iron Pin (See Survey Data)
- = MAG Nail to be set
- ⊙ = Permanent Marker (See Survey Data)

By _____ Date _____
Professional Surveyor No. 7865

BRIDGE PARK EAST SECTION 5

THE CITY OF DUBLIN, OHIO
I.N. 201212310201439



NOTE "A" - MINIMUM SETBACKS: City of Dublin zoning regulations for Bridge Park East Section 5 in effect at the time of platting are established per chapter 153 of the City of Dublin Code of Ordinances.

Said zoning regulations and any amendments thereto passed subsequent to acceptance of this plat, should be reviewed to determine the then current requirements. This notice is solely for the purpose of notifying the public of the existence, at the time of platting, of certain zoning regulations applicable to this property. This notice shall not be interpreted as creating plat or subdivision restrictions, private use restrictions, covenants running with the land or title encumbrances of any nature, and is for informational purposes only.

NOTE "B": At the time of platting, all of Bridge Park East Section 5 is in Zone X (areas determined to be outside of the 0.2% annual chance floodplain) as said zone is designated and delineated on the FEMA Flood Insurance Rate Map for Franklin County, Ohio and Incorporated Areas, Map Number 39049C0151K, with effective date of June 17, 2008.

NOTE "C" - UTILITY PROVIDERS: Buyers of the lots in the Bridge Park East Section 5 subdivision are hereby notified that, at the time of platting, utility service to Bridge Park East Section 5 for electric power is provided by American Electric Power and telephone service is provided by AT&T.

NOTE "D" - SCHOOL DISTRICT: At the time of platting, all of Bridge Park East Section 5 is in the City of Dublin School District.

NOTE "E" - ACREAGE BREAKDOWN: Bridge Park East Section 5 is out of the following Franklin County Parcel Numbers:

273-012703	4.495 Ac.
273-012663	0.010 Ac.
273-012664	0.523 Ac.

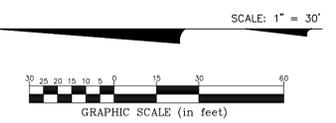
NOTE "F": Existing private utility easements shown on this plat that conflict with proposed improvements will be vacated as required by the private utility company.

NOTE "G" - ACREAGE BREAKDOWN:

Total Acreage	5.028 Ac.
Acreage in right-of-way	1.226 Ac.
Acreage in remaining Lots	3.802 Ac.

NOTE "H": At the time of platting, electric, cable, and telephone service providers have not issued information required so that easement areas, in addition to those shown on this plat as deemed necessary by these providers for the installation and maintenance of all of their main line facilities, could conveniently be shown on this plat. Existing recorded easement information about Bridge Park East Section 5 or any part thereof can be acquired by a competent examination of the then current public records, including those in the Franklin County Recorder's Office.

CURVE TABLE					
CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	8°13'46"	1500.00'	215.45'	N 77°50'55" E	215.26'
C2	5°17'16"	1850.00'	170.73'	S 18°54'36" E	170.67'
C3	8°54'14"	1850.00'	287.49'	S 11°48'51" E	287.20'
C4	14°11'30"	1850.00'	458.23'	S 14°27'29" E	457.05'
C5	4°22'24"	1880.00'	143.50'	S 19°22'02" E	143.46'
C6	8°13'46"	1530.00'	219.76'	N 77°50'55" E	219.57'
C7	8°51'39"	655.00'	101.30'	S 00°58'52" E	101.19'
C8	2°37'31"	655.00'	30.01'	S 06°43'26" E	30.01'
C9	2°37'31"	655.00'	30.01'	S 09°20'57" E	30.01'
C10	14°40'19"	655.00'	167.73'	S 17°59'52" E	167.27'
C11	8°13'46"	1470.00'	211.14'	N 77°50'55" E	210.96'
C12	7°59'22"	1880.00'	262.15'	S 11°21'25" E	261.94'
C13	8°11'38"	1832.50'	262.07'	S 87°48'21" W	261.85'
C14	0°12'04"	1832.50'	6.43'	S 83°36'30" W	6.43'
C15	2°30'42"	711.50'	286.54'	N 79°59'02" E	284.61'



(A) SCIOTO TULLER ACQUISITION, LLC
I.N. 201308160140286

(B) THE CITY OF DUBLIN, OHIO
I.N. 201509220132990

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 Xrefs: 20131481-C5-ROAD-REFR-NO.DWG



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PLANNING AND ZONING COMMISSION

RECORD OF ACTION

JULY 7, 2016

The Planning and Zoning Commission took the following action at this meeting:

- 4. BSD-SRN – Bridge Park East, Section 5 - H Block** **Bridge Park Avenue**
16-045PP/FP **Preliminary Plat/Final Plat**
- Proposal: The subdivision of an approximately 4.57 acre site into two lots (Lots 10 and 11) and right-of-way for two streets (Mooney Street and Larimer Street) for the development of 6 townhome buildings.
- Request: Review and recommendation of approval to City Council of a preliminary and a final plat under the provisions of the Subdivision Regulations (Chapter 152 of the Dublin Code of Ordinances).
- Applicant: Crawford Hoying.
- Planning Contact: Claudia D. Husak, AICP, Senior Planner.
- Contact Information: (614) 410-4675, chusak@dublin.oh.us.

MOTION: Chris Brown moved, Deborah Mitchell seconded, to recommend approval to City Council of this Final Plat because it complies with the final plat criteria and the existing development standards, with two conditions:

- 1) That the applicant ensure any minor technical adjustments to the plat are made prior to City Council submittal, and;
- 2) That the applicant coordinate the treatment of the Dale Drive frontage of this block with staff and revise the street section in the preliminary plat accordingly prior to submission to City Council. This revision shall remove the open ditch section and bring the site frontage more in line with the typical Bridge Street streetscape standards.

*Crawford Hoying agreed by consent to the above conditions.

VOTE: 7 – 0.

RESULT: A recommendation of approval will be forwarded to City Council.

RECORDED VOTES:

Victoria Newell	Yes
Amy Salay	Yes
Chris Brown	Yes
Cathy De Rosa	Yes
Robert Miller	Yes
Deborah Mitchell	Yes
Stephen Stidhem	Yes

STAFF CERTIFICATION


 Claudia D. Husak, AICP
 Senior Planner



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PLANNING AND ZONING COMMISSION

MEETING MINUTES

JULY 7, 2016

AGENDA

- 1. BSD SRN – Bridge Park East, Section 4 - G Block Mooney Street
16-044FP Final Plat (Recommended for Approval 7 – 0)**
- 2. BSD-SRN – Bridge Park East, Section 5 – H Block Bridge Park Avenue
16-045PP/FP Preliminary Plat/Final Plat (Recommended for Approval 7 – 0)**
- 3. BSD-OR – Vineyard Church 4140-4150 Tuller Road
16-047ADMC-CU
Administrative Request – Code Amendment (Recommended for Approval 7 – 0)
Conditional Use (Approved 7 – 0)**

The Chair, Victoria Newell, called the meeting to order at 6:31 p.m. and led the Pledge of Allegiance. Other Commission members present were: Chris Brown, Bob Miller, Cathy De Rosa, Stephen Stidhem, Amy Salay, and Deborah Mitchell. City representatives present were: Claudia Husak, Vince Papsidero, Nick Badman, Cameron Roberts, Laura Leister, and Flora Rogers.

Administrative Business

Motion and Vote

Mr. Brown moved, Mr. Miller seconded, to accept the documents into the record. The vote was as follows: Ms. De Rosa, yes; Ms. Salay, yes; Ms. Newell, yes; Ms. Mitchell, yes; Mr. Stidhem, yes; Mr. Miller, yes; and Mr. Brown, yes. (Approved 7 - 0)

Ms. Newell moved, Ms. Salay seconded, to table the minutes until the next meeting since there was not sufficient time provided for review. The vote was as follows: Ms. Newell, yes; Ms. Salay, yes; Mr. Brown, yes; Ms. De Rosa, yes; Mr. Miller, yes; Ms. Mitchell, yes; and Mr. Stidhem, yes. (Approved 7 – 0)

The Chair briefly explained the rules and procedures of the Planning and Zoning Commission. She said certain cases on tonight’s agenda may be approved by consent. She stated that two cases were postponed prior to the meeting. She said two cases were eligible for the consent agenda tonight – Bridge Park E, G Block and Bridge Park E, H Block. She determined to take the cases in the order as they were published in the amended agenda.

- 1. BSD SRN – Bridge Park East, Section 4 - G Block Mooney Street
16-044FP Final Plat**

The Chair, Victoria Newell, said the following application is a proposal for the creation of an approximately 2.28-acre lot (Lot 9) and associated access easement for open space for a mixed-use development, including two buildings containing residential dwelling units, commercial uses, and a parking structure. She said this is a request for a review and recommendation of approval to City Council

of a Final Plat under the provisions of the Subdivision Regulations (Chapter 152 of the Dublin Code of Ordinances).

Motion and Vote

Mr. Brown moved, Mr. Stidhem seconded, to recommend approval to City Council for a Final Plat. The vote was as follows: Ms. Salay, yes; Mr. Miller, yes; Ms. Mitchell, yes; Ms. De Rosa, yes; Ms. Newell, yes; Mr. Stidhem, yes; and Mr. Brown, yes. (Recommended for Approval 7 – 0)

**2. BSD-SRN – Bridge Park East, Section 5 - H Block
16-045PP/FP**

**Bridge Park Avenue
Preliminary Plat/Final Plat**

The Chair, Victoria Newell, said the following application is a request for the subdivision of an approximately 4.57-acre site into two lots (Lots 10 and 11) and a right-of-way for two streets (Mooney Street and Larimer Street) for the development of 6 townhome buildings. She said this is a request for a review and recommendation of approval to City Council of a Preliminary and Final Plat under the provisions of the Subdivision Regulations (Chapter 152 of the Dublin Code of Ordinances).

Motion and Vote

Mr. Brown moved, Ms. Mitchell seconded, to recommend approval to City Council for a Preliminary Plat and Final Plat. The vote was as follows: Ms. Newell, yes; Mr. Stidhem, yes; Ms. Salay, yes; Ms. De Rosa, yes; Mr. Miller, yes; Ms. Mitchell, yes; and Mr. Brown, yes. (Recommended for Approval 7 – 0)

**3. BSD-OR – Vineyard Church
16-047ADMC/CU**

**4140-4150 Tuller Road
Administrative Request – Code Amendment
Conditional Use**

The Chair, Victoria Newell, said the following application is a request for an amendment to the Zoning Code to allow "Religious or Public Assembly" as a conditional/size limited use in the BSD-Office Residential District and a proposal for an existing 17,000-square-foot tenant space to be used as a "Religious or Public Assembly" use located on the north side of Tuller Road, approximately 200 feet west of Village Parkway. She said this is a request for a review and recommendation of approval to City Council for an Administrative Request - Code Amendment under the provisions of Zoning Code §153.232 and §153.234 and a request for a review and approval of a Conditional Use under the provisions of Zoning Code §153.236.

The Chair swore in anyone intending to address the Commission with regards to this case.

Claudia Husak confirmed the applicant was present. She said based on research, Staff could not find a reason for the Conditional Use being permitted in the Zoning Code for all of the districts (exclusive of the Historic Residential District) and not this one. She said during the 2014 Code Review, it is possible that this one district was inadvertently omitted.

Chris Brown asked if there was any other consideration for this omission. Ms. Husak said part of it was the size restrictions, which are covered in the size limitations that were proposed for all of the church uses within the BSD so they are limited in size to under 100,000 square feet to prevent a mega-church establishment that would require a lot of parking spaces. She indicated that from a land use perspective, widespread sprawling development is probably not going to continue in the future in this particular district, as discussed by Staff. She said there does not appear to be an issue to accommodate this proposal in this Office Residential District. She clarified that there are Conditional Uses in all of the districts. She said the rezoning portion of this application gets forwarded to City Council that is a Code

Amendment and the Conditional Use portion would not go into effect until City Council approves the amendment to the Zoning Code as stated as the condition for approval.

Motion and Vote

Mr. Brown moved, Mr. Miller seconded, to recommend approval to City Council for a Code Amendment to allow "Religious or Public Assembly" as a conditional/size limited use in the BSD-Office Residential District. The vote was as follows: Ms. De Rosa, yes; Ms. Salay, yes; Ms. Mitchell, yes; Ms. Newell, yes; Mr. Stidhem, yes; Mr. Miller, yes; and Mr. Brown, yes. (Approval Recommended 7 – 0)

Motion and Vote

Mr. Brown moved, Ms. Mitchell seconded, to approve the Conditional Use with one condition:

- 1) That the Conditional Use not be in effect until after the Zoning Code Amendment for the "Religious or Public Assembly" as a conditional/size limited use in the BSD-Office Residential District is in effect.

The vote was as follows: Mr. Miller, yes; Mr. Stidhem, yes; Ms. De Rosa, yes; Ms. Salay, yes; Ms. Newell, yes; Ms. Mitchell, yes; and Mr. Brown, yes. (Approved 7 – 0)

Communications

The Chair asked if there were any communications from Staff. Vince Papsidero confirmed the Commission should have received their monthly Planning Report where he highlighted that the City contracted with Greg Dale's firm to work with staff on the West Innovation District and the Metro Blazer Plan Update. He said the City is intending to work with Clarion and Associates and Codametrics on all of the Bridge Street Code Updates and initiating the signage piece this month followed by the Historic Dublin piece in September.

Mr. Papsidero said an Open House will be held with Ohio University in late August and in September there is an Open House planned for the public on the Metro Blazer Plan Update.

Chris Brown asked if there was anything particularly interesting on Metro Blazer. Mr. Papsidero said staff is addressing issues that have been a problem with getting those buildings filled with tenants due to the parking ratios and landscape issues. He said staff is questioning whether infill can be supported as a community within that area. He said they are also considering retail and services to provide a small role on the frontage.

Claudia Husak said the geography has been expanded out to Emerald Parkway to about twice the amount of acreage since the offices were established so staff is considering how the area can be more competitive.

Mr. Papsidero said updating the streetscape on Frantz Road will also be addressed.

Amy Salay indicated that when this was discussed at City Council, they wanted to be sensitive to the existing Waterford, St. Andrew, and Edinborough neighborhoods.

Mr. Papsidero said there will be special outreach to the neighborhoods separate from the business community and then everyone will be brought together.

Deborah Mitchell asked if the people in the office buildings want to see more food truck come into Metro Park, if the City can play a role or should the offices reach out to the trucks specifically. Mr. Papsidero said from a zoning standpoint, food trucks are not addressed as a use.

Ms. Husak said if the food trucks are on private lots outside of the City right-of-way, they are not regulated.

Mr. Papsidero said one of the broader questions is introducing some residents to some retail on some other services along the corridor as walkable to the neighborhoods and the businesses. He said since the Commission supports that, they are looking into the meaning, the character, and the uses we would support, which should help the neighborhoods to look that much more attractive as a place to live.

Ms. Husak pointed out the new Planning Assistants with whom the Commission met at the B&C training in June. She thanked the Commission for the nice comments received about that training and said follow-up training is being considered for the fall of 2016.

Steve Stidhem said he would like to see them spend more time on certain aspects of zoning, the studies going on, and the long range planning that he would hope would include renewable energy sources. He offered to contribute to the long range planning conversation in some way.

Victoria Newell said she would not be in attendance for the Commission meeting on August 11th. Ms. Husak said she would not be present, either.

Cathy De Rosa encouraged the Commission to go on a hard-hat tour of Bridge Street. She reported that she and Chris Brown attended the tour and it is well worth the 1.5 hours it takes to complete because it provides an entirely different perspective when one is standing on the fourth floor looking out over the water. She indicated the river is going to become an incredible asset to the City in a way it has not been able to before. She said you can see some of the building materials up close as they are being installed. She said the details make a huge difference. She said it was really interesting to see and hear people react to it both from the folks involved in the work and those seeing it for the first time; there were very different perspectives.

Ms. Husak indicated the tours are conducted every Thursday at 4:30 pm.

Mr. Brown said one of the interesting views is when one is on Bridge Park, looking towards the hotel; the curvature of the road is like a European drive, drawing you around the corner, creating a nice element at the end of the street.

The Chair adjourned the meeting at 6:56 p.m.

As approved by the Planning and Zoning Commission on August 11, 2016.



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City of Dublin Planning and Zoning Commission

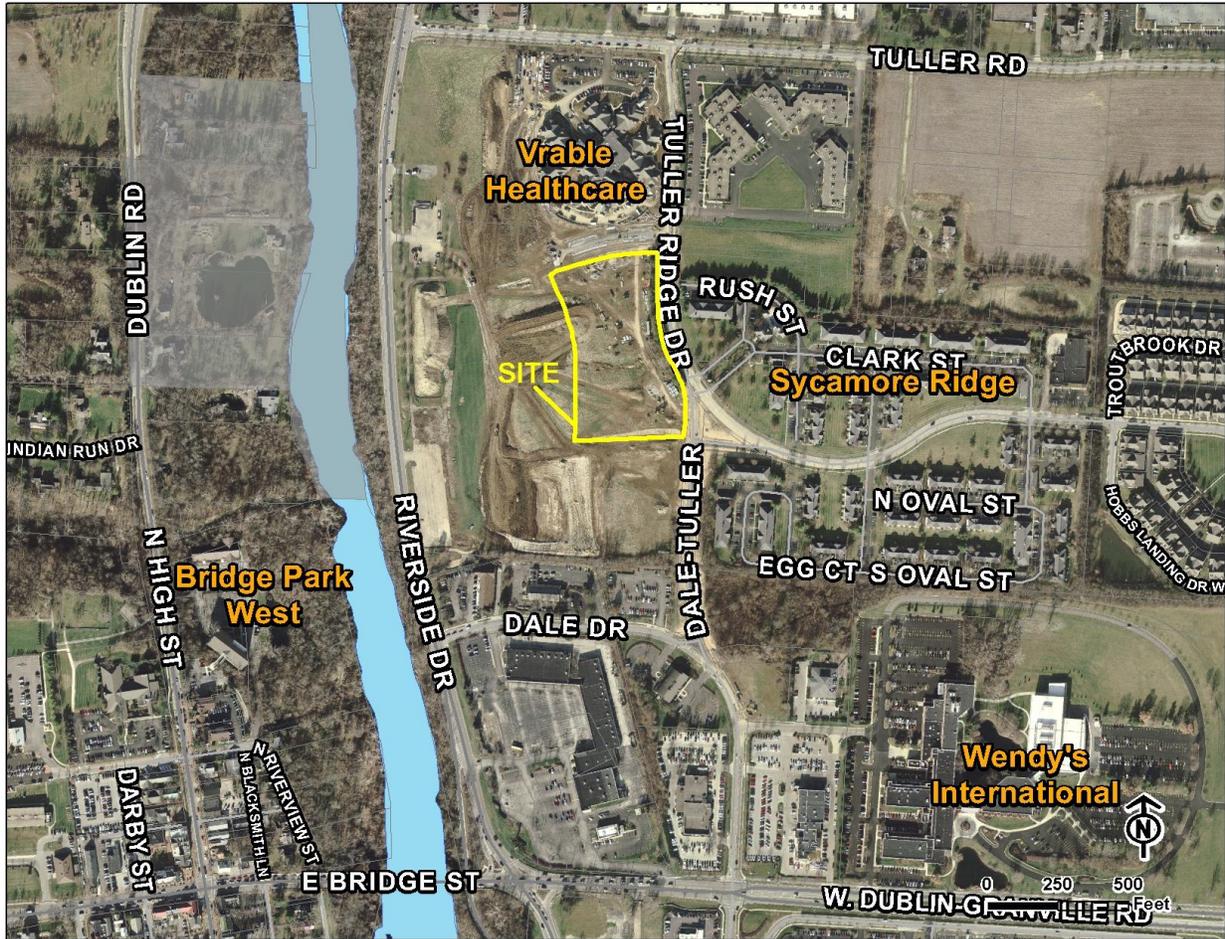
Planning Report

Thursday, July 7, 2016

Bridge Park East Section 4 (Block H) – Preliminary & Final Plat

Case Summary

Agenda Item	4
Case Number	16-045PP/FP
Site Location	Southwest corner of Tuller Ridge Drive and Dale Drive.
Proposal	The subdivision of an approximately 5.05-acre site into three lots (Lots 10, 11 and 12) and right-of-way for two streets (Mooney Street and Larimer Street) for the development of 6 townhome buildings.
Request	Review and recommendation of approval to City Council for a Preliminary and Final Plat in accordance with the Subdivision Regulations (Chapter 152 of the Dublin Code of Ordinances).
Owner/Applicant	Crawford Hoying Development Partners.
Case Manager	Claudia D. Husak, AICP, Senior Planner
Contact Information	614-410-4675 chusak@dublin.oh.us
Planning Recommendation	<p><u>Approval of the Preliminary and Final Plat with 2 Conditions</u> This proposal complies with the plat review criteria and approval of this request is recommended with two conditions.</p> <ol style="list-style-type: none">1) That the applicant ensures that any minor technical adjustments to the plat are made prior to City Council submittal, and;2) That the applicant coordinate the treatment of the Dale Drive frontage of this block with staff and revise the street section in the preliminary plat accordingly prior to submission to City Council. This revision shall remove the open ditch section and bring the site frontage more in line with the typical Bridge Street streetscape standards.

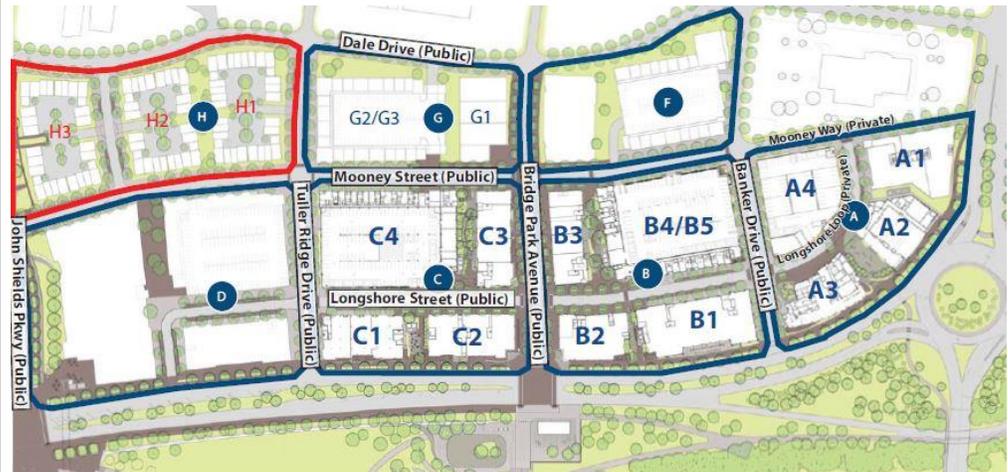


Facts	
Site Area	5.05 acres ±
Zoning	BSD-SRN, Scioto River Neighborhood District
Surrounding Zoning And Uses	North: BSD-OR: Office Residential, Healthcare South and West: BSD-SRN: Scioto River Neighborhood East: BSD-R: Residential, Sycamore Ridge
Site Features	<ul style="list-style-type: none"> • John Shields Parkway to the North, Dale Drive to the East, Mooney Street to the West, Tuller Ridge Drive to the South with a mid-block division in proposed Larimer Street running East/West. • Grade change from south to north.

Facts

Site Overview

Blocks A, B and C are currently under construction. Blocks A and B are scheduled for completion in spring 2017 and Block C is scheduled for completion in fall 2016.



Case Background

2016

G&H Blocks

PZC Informal Review of Basic Plans

The Commission informally reviewed and commented on the Basic Plans for both G and H Blocks prior to review by City Council. The Commission was concerned that the proposed architecture did not provide necessary relief from architectural rhythms established in previously approved blocks of the Bridge Park development. The Commission challenged the applicant to consider future uses of the site and encourage versatile, long-lasting construction wherever possible. The Commission was supportive of the amount and location of the proposed open spaces noting the plaza's design compliments the plaza to the west.

A Block

PZC Development Plan Site Plan

On **February 18, 2016**, the Commission approved a (final) Development Plan and Site Plan, two Conditional Uses (one for the parking structure and one for the event center), a Parking Plan, and associated Waivers for Block A, the third phase of the Bridge Park Development.

CC Basic Plan Review

City Council reviewed the Basic Development Plan and Basic Site Plan on **December 7, 2015** for a 150-room hotel, event center, and 610 space structured parking garage, and future office building. Council approved the Basic Plans and designated the Planning and Zoning Commission as the reviewing body for future applications.

Facts

B & C Blocks

PZC Master Sign Plan

On **February 18, 2016**, the Commission approved a Master Sign Plan required as part of the (final) Development Plan and Site Plan approval and Bridge Street District Code for designated shopping corridors to permit a variety of context sensitive sign types in designated locations. An amendment to the sign plan to include signs for the City owned garages was approved by the Commission on **May 5, 2016**.

2015

Bridge Park Development

PZC Preliminary Plat

The Preliminary Plat was submitted with the Basic Development Plan; and the Subdivision Regulations require the Planning and Zoning Commission to make a recommendation on the Preliminary Plan to City Council. The Commission reviewed the Preliminary Plat for the overall Bridge Park mixed-use development on **February 5, 2015**, and recommended approval to City Council after discussion regarding the public realm, the proposed cycle track and bicycle facilities, and the adequacy of the space available for pedestrians along Bridge Park Avenue.

CC Preliminary Plat and Basic Plan Review

City Council reviewed the Basic Development Plan on **January 20, 2015** for all blocks of the Bridge Park development and Basic Site Plan for only Blocks B and C. City Council made determinations on the Basic Development and Site Plans, 5 Waivers to Code requirements, and determined the Commission as the required reviewing body for future applications.

City Council approved the Preliminary Plat on **March 9, 2015**, following additional discussion on the bicycle facilities and pedestrian realm.

C Block

PZC Development Plan and Site Plan

The Commission approved the (final) Development and Site Plans for the four buildings associated with C Block, the first portion of the first phase of the Bridge Park development on **June 11, 2015**. The final approved project includes approximately 153 apartment units, 81,000 square feet of office, 36,000 square feet of commercial (retail, restaurant), and an 849-space parking garage.

B Block

PZC Development Plan and Site Plan

The Commission reviewed and approved the (final) Development and Site Plans for the four buildings associated with B Block, the second portion of the first phase of the Bridge Park development on **August 20, 2015**. The project

Facts

proposal includes approximately 213 apartment units, 61,800 square feet of office, 47,000 square feet of commercial (retail, restaurant), and an 869-space parking garage.

Details

Preliminary/Final Plat

Process

The purpose of the preliminary and final plat is to assure conformance with the requirements set forth in Sections 152.085 through 152.095 of the Subdivision Regulations, exclusive of other standards in the Code.

Plat Overview

The proposed preliminary and final plat includes:

- A grid street network in accordance with the Community Plan;
- Two new public streets (Mooney Street, Larimer Street);
- 2 development blocks (Lots 10 and 11) subdivided by public streets;
- 1 lot for the continuation of the John Shield Greenway (Lot 12)
- Typical street sections;
- A Utility Plan

The plat is proposing the creation of lots for six single-family, attached residential buildings. The buildings include ground floor parking access through an interior auto court with multi-level units surrounding.

Lots

Lot descriptions are provided below.

Lot 10

2.282 acres between Tuller Ridge Drive and Larimer Street, west of Dale Drive.

Lot 11

1.077 acres between Larimer Street and Lot 12, west of Dale Drive.

Lot 12

0.443-acre south of John Shields Parkway, east of Mooney Street.

Streets

The proposed preliminary and final plat establishes new public rights-of-way to continue the street network, block layout and dimensions in accordance with the Community Plan and Bridge Street District Street Network adopted through the Zoning Code.

- *Mooney Street* is a Neighborhood Street that runs north/south and connects to the existing right-of-way for Mooney Street dedicated with Block C with John Shields Parkway.
- *Larimer Street* is also a Neighborhood Street that runs east/west parallel to John Shields Parkway and connects Mooney Street to Dale Drive.

These Neighborhood Streets provide all required streetscape elements.

Details	Preliminary/Final Plat
	<p>The street sections included in the preliminary plat show a temporary condition for Dale Drive (Dale-Tuller Connector Road) which includes a five-foot sidewalk and a ditch along the block frontage. The typical street section shown is insufficient. This area need to be reworked to remove the open ditch along the frontage, and shall include typical Bridge Street component's, including, but not limited to:</p> <ul style="list-style-type: none"> • Wide pedestrian paths that extend to the back of the curb. • On street parking spaces. • New curb where necessary. • Street trees, planters and other streetscape elements. • Other streetscape elements needed to meet the streetscape standard of the District. <p>The applicant will be required to coordinate the treatment of the Dale Drive frontage of this block with staff and revise the street section in the preliminary plat accordingly prior to submission to City Council.</p>
Open Space	<p>Lot 12 is the continuation of the variable width John Shields Parkway Greenway. The first dedication of this open space was approved as part of the Tuller Flats development to the east. Code requires 0.34-acre of public open space for the proposed development of H Block.</p>

Analysis	Preliminary/Final Plat
Process	<p>Following a recommendation by the Commission, the preliminary and final plat will be forwarded to City Council for final action. The plat can be recorded after City Council approval.</p>
<p>1) <i>Plat Information and Construction Requirements</i></p> <p>Condition 1</p>	<p>Criterion met with condition: This proposal is consistent with the requirements of the Subdivision Regulations and Zoning Code. Any other minor technical adjustments should be made prior to Council review.</p>
<p>2) <i>Street, Sidewalk, and Bikepath Standards</i></p> <p>Condition 2</p>	<p>Criterion met with condition: Two new streets are created as part of this plat. The street section for the new streets meet the Code requirements. The applicant will have to coordinate the treatment of the Dale Drive frontage of this block with staff and revise the street section in the preliminary plat accordingly prior to submission to City Council.</p>
<p>3) <i>Utilities</i></p>	<p>Criterion met: Utility lines are adequately sized and located to serve the development.</p>
<p>4) <i>Open Space Requirements</i></p>	<p>Criterion met: The provision of Lot 12 for the John Shields Parkway Greenway meets the requirements.</p>

Recommendation	Preliminary/Final Plat
Summary	This proposal complies with the final plat review criteria and approval of this request is recommended with two conditions.
Conditions	<ol style="list-style-type: none">1) That the applicant ensures that any minor technical adjustments to the plat are made prior to City Council submittal, and;2) That the applicant coordinate the treatment of the Dale Drive frontage of this block with staff and revise the street section in the preliminary plat accordingly prior to submission to City Council.

PRELIMINARY/FINAL PLAT CRITERIA

The Zoning Code does not contain specific criteria to guide the review of plats. Planning bases the evaluation on the conformance of the plat with the requirements set forth in Chapter 152: *Subdivision Regulations* of the Code, which are summarized below:

- The proposed final plat document includes all the required technical information.
- Construction will be bonded and completed in an appropriate time frame, inspections will be conducted by the City in accordance with Engineering standards for improvements, and maintenance will be completed as necessary.
- The proposed lots, street widths, grades, curvatures, intersections, and signs comply with the standards set forth in these Code sections.
- The proposal includes provisions for water, storm drainage, sanitary sewer, electric, telephone, and cable supplies in accordance with approved standards.
- The proposed development complies with the open space and recreation facility requirements or payment into the Parkland Acquisition Fund is made in lieu of dedication.

In addition, the Planning and Zoning Commission is to determine that the final layout and details of the final plat comply with the approved preliminary plat. The Commission is to consider several factors in making its recommendation:

- 1) The final plat conforms with the approved preliminary plat;
- 2) The plat conforms to the adopted Thoroughfare Plan and meets all applicable parkland dedication and open space requirements; and
- 3) The final plat conforms to the subdivision and zoning regulations, municipal stormwater regulations, and other applicable requirements.

- 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

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.



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PLANNING AND ZONING COMMISSION

RECORD OF ACTION

JUNE 9, 2016

The Planning and Zoning Commission took the following action at this meeting:

2.	BSDSRN – Bridge Park, H Block 16-039BPR	Bridge Park Avenue and Mooney Street Basic Plan Review
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Proposal:	A residential condominium development consisting of approximately 75 townhome units.
Request:	Informal review and feedback of a Basic Plan Review prior to review by City Council under the provisions of Zoning Code Section 153.066.
Applicant:	Crawford Hoying.
Planning Contact:	Claudia D. Husak, AICP, Senior Planner.
Contact Information:	(614) 410-4675, chusak@dublin.oh.us .

RESULT: The Commission informally reviewed and commented on a proposal for a residential condominium development including 75 townhome units in 6 buildings with associated public and private open space and a public street connecting Dale Drive and Mooney Street. The site is located northeast of the intersection of Tuller Ridge Drive with Mooney Street. The Commission was supportive of the architecture noting that it utilizes architectural elements present in other blocks of Bridge Park development; however, integrates them in a new, unique manner. The Commission was concerned regarding proposed private open space noting it does not seem to meet the intent of the Bridge Street District. Finally, the Commission suggested the applicant reconsider the design and location of the pool, private open space design, and ensure the auto-court maneuverability and peak capacity are sufficient.

STAFF CERTIFICATION

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PLANNING AND ZONING COMMISSION

MEETING MINUTES

JUNE 9, 2016

AGENDA

- 1. BSD SRN – Bridge Park, G Block
16-038BPR** **Mooney Street
Basic Plan Review (Discussion only)**
- 2. BSDSRN – Bridge Park, H Block
16-039BPR** **Bridge Park Avenue and Mooney Street
Basic Plan Review (Discussion only)**
- 3. BSD SCN - Charles Penzone Grand Salon
16-015BPR** **6671 Village Parkway
Basic Plan Review (Approved 6 – 0)**

The Chair, Victoria Newell, called the meeting to order at 6:30 p.m. and led the Pledge of Allegiance. Other Commission members present were: Chris Brown, Bob Miller, Cathy De Rosa, Stephen Stidhem, and Amy Salay. Deborah Mitchell was absent. City representatives present were: Claudia Husak, Vince Papsidero, Philip Hartmann, Donna Goss, Nichole Martin, and Flora Rogers.

Administrative Business

Motion and Vote

Ms. Newell moved, Mr. Brown seconded, to accept the documents into the record. The vote was as follows: Ms. De Rosa, yes; Mr. Miller, yes; Mr. Stidhem, yes; Mr. Brown, yes; and Ms. Newell, yes. (Approved 5 - 0)

The Chair briefly explained the rules and procedures of the Planning and Zoning Commission. She said certain cases on tonight's agenda may be approved by consent. She stated that no cases were eligible for the consent agenda tonight. She determined to take the cases in the following order: 3, 1, and 2 and the minutes will reflect the cases recorded in the order as they were published in the agenda.

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

The Chair, Victoria Newell, said the following application is a proposal for a mixed-use development, including two buildings containing residential units, office and retail uses, and a parking structure. She said the site is south of Tuller Ridge Drive, north of Bridge Park Avenue, west of Dale Drive, and east of Mooney Street. She said this is a request for an informal review and feedback of a Basic Plan Review prior to review by City Council under the provisions of Zoning Code §153.066.

Nichole Martin asked if cases for Block G and H could be heard together as the sites are adjacent to one another. The Chair introduced Block H as well so both cases could be heard simultaneously.

**2. BSDSRN – Bridge Park, H Block
16-039BPR**

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

The Chair, Victoria Newell, said the following application is a proposal for a residential condominium development consisting of approximately 75 townhome units. She said the site is located with 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 an informal review and feedback of a Basic Plan Review prior to review by City Council under the provisions of Zoning Code §153.066.

Nichole Martin noted G Block is located in the Bridge Park development, south of H Block, west of Dale Drive. She explained an informal review is not required but since the Basic Site Plan Review will be going to City Council per a development agreement, this informal review provides an opportunity for the PZC to provide feedback for Council's consideration.

Ms. Martin provided a brief history of the Bridge Park development. She said Blocks G and H are the fourth and fifth blocks of development in Bridge Park. She explained G is in a transitional area between some of the previously approved projects in C, B, and A blocks. She said H will have a very different feel from the other blocks of development.

Ms. Martin said two buildings are proposed for G Block labeled as G1, which is a 72,000-square-foot, six-story, mixed-use building and Building G2/G3 as a 300,000-square-foot, 5-story, fully residential wrapped parking structure. She stated that 0.33-acre of public open space is proposed along Mooney Street and Tuller Ridge Drive while 0.84-acre is required. She explained the main plaza is proposed between buildings G1 and G2/G3 and accounts for the majority of the public open space provided within the block. She said the plaza design aligns with the Block C plaza to the west to provide a cohesive connection between the two blocks. She said there are also two smaller open spaces provided, accessible from the residential units in G2/G3 building.

Ms. Martin said G1 contains retail on the first floor, office on the second floor, and a mix of 48 residential units (efficiencies, 1, 2, and 3 bedrooms) located along Bridge Park Avenue and Mooney Street. The G2/G3 building, she said, contains 406 parking spaces and a mix of 132 residential units (micro units, efficiencies, 1 and 2 bedrooms) on all four sides. She said the fourth floor will provide a private residential access between buildings G1 and G2/G3. She presented the floor plans for both buildings. She noted the façade materials: G1 depicts three different colors of brick and glass as primary materials for the retail and office located on stories one and two and stories three through six introduce two different metal panels with subtle façade articulations as well as private residential balconies. G2/G3 depicts two different colors of brick primarily present on the lower stories of the building. She said fiber cement siding, fiber cement panels, and metal panels are introduced on the upper stories; red fiber cement panels are depicted where the façade is inset for residential balconies and the parking garage entrance. She said the western elevation along Mooney Street is the only location where individual residential units (6) have access to a public street, not through a common entrance. The individual units she noted have entrances oriented to the side and are masked by brick-clad planters.

Ms. Martin said there are two vehicular access points for the garage: one on Mooney Street and the other on Dale Drive. She noted the pedestrian and public access points.

Ms. Martin concluded her presentation on Block G with the following discussion questions:

1. Does the proposal provide an appropriate transition given the surrounding development?
2. Does the Commission support the proposed architectural style and building materials?
3. Is there adequate open space provided in appropriate locations?
4. Are there other considerations by the Commission?

Ms. Martin said Block H is located north of Block G, directly west of the Sycamore Ridge Apartments and directly south of the Grand facility. She said a new public street is proposed (Larimer Street) to connect Mooney Street to Dale Drive and provide vehicular access to the auto courts in the development. She said public and private open space is provided. She explained there are three pairs of buildings (H1, H2, and H3), each split in a north/south direction to provide access to the auto courts and garages. She explained that part of the site is the John Shields Greenway so the applicant has determined the appropriate amount of dedication required. She indicated the proposal shows some steps to the front entries extending into the Greenway and the applicant will have to work with staff to reconfigure these areas. She explained Code requires 0.34-acre of public open space for the proposed development of H Block and private open space is proposed between buildings H1 and H2 for exclusive use by residents. She said the proposal shows ground level parking under all 75 units and will include one- or two-car garages, depending on the size of the unit. She said currently 153 spaces are provided within enclosed garages and at adjacent streets for the 75 units and all garages are accessed through an auto court with a permeable paver system with an ingress/egress in one location for each building off of a secondary street.

Ms. Martin presented an illustration using building H3 as an example. From the site plan, she said it appears that some of the units may have difficulty maneuvering vehicles in and out of their unit's garage.

Ms. Martin presented the architecture for the proposed Mooney Street and Tuller Ridge elevations. She noted the renderings show a contemporary architectural style emphasizing geometric forms with various roof heights, balconies, railings, and front stoops. She explained the illustrated building materials include glass, brick, wood, and cement fiber panels. To create architectural interest, she said, the applicant addressed facade diversity with two colors of brick to break down the massing of the facades into a pedestrian scale; horizontal and vertical facade articulations to further break down the massing; and secondary materials will be used to create building variety and diversity. She indicated the applicant is proposing a neutral color palette; however, specific building materials have not been chosen at this time and more detail will be provided in the future. She added metal sunscreens and decorative balconies that provide visual interest along the street.

Ms. Martin concluded Block H with discussion questions for the Commission's consideration:

1. Does the Commission support the proposed site layout and design of the units?
2. Does the proposed design and architectural elements of the buildings fit with the intended character of this area of the district?
3. Does the Commission have concerns with circulation and access within the auto court?
4. Should the greenway be the only public open space for the proposal?
5. Are there other considerations by the Commission?

Bob Miller inquired about the auto courts from an engineering perspective. Ms. Martin said further maneuverability detail has been requested.

Russell Hunter, Crawford Hoying Development Partners, 555 Metro Place, said Ms. Martin did a really good job at going through all the details for these two blocks. He presented the Site Plan noting this is a continuation of the Bridge Park Avenue streetscape. He said the open space aligning with the C Block open space differ in design so they each have a unique identity. He said how the block differs from the other blocks is that it contains a completely wrapped parking garage. He pointed out the residential liners along C Block so it is important to maintain that character on the G Block.

Mr. Hunter explained that they have continued to push the architect so the buildings have a strong identity. He said the outdoor spaces were enhanced that included balcony space overlooking Bridge Park

Avenue, second floor office space provides covered space on the ground floor so the restaurants that move in will have a unique space. He noted how the materials weave, highlighting the horizontal and vertical aspects of the building.

Mr. Hunter summarized the Bridge Park experience. He said C2 is along Riverside Drive, C3 is under construction, and now they have worked their way up the development, creating unique identities for each of the buildings. He said they share common themes and materials but the uniqueness comes from the detail. He said the G1 building is a transitional building and on the edge of their property as it exists today. He noted there is a legacy product across the street (Dale Drive) of shorter heights so they paid more attention to that.

Mr. Hunter introduced a new product called millennium tile; it was installed on 5th Avenue, a branch of the Columbus Public Library. He explained it was originally designed to be a roofing tile but it is starting to be used on the sides of buildings and it has a reflective quality and it comes in different textures and colors. He said they would like to use it on the top of the building without using a strong cornice to bring down the scale.

Mr. Hunter said they are using a different architect for the condominium buildings in Block H and asked him to come forward.

David Keyser, dkb Architects, 52 E. Lyn Street, explained every unit will either face onto the public street or onto a public or private open space per the crescent configuration of the six buildings. He said the auto courts are accessed and primarily shielded from the public areas. He said the massing of the buildings is broken down to a pedestrian scale. He said some units have porches or balconies. He said one of their challenges was the 17-foot grade difference between Dale Drive and Mooney Street. He said it helps the units individualize with varying heights of stoops with steps moving up the Tuller Ridge elevation creating a pedestrian friendly relationship.

Chris Brown inquired about the taller towers. Mr. Hunter said there are larger units with roof terraces where that tower element pops up to the fourth floor.

Amy Salay asked if the stairs were divided. Mr. Hunter answered that yes the stairs are individualized.

Ms. Martin again presented the discussion questions for G Block.

Mr. Brown stated he liked the new and improved version of building G1. He said as the whole project develops, other than the hotel, we have much of the same building vocabulary going on everywhere from Tuller Flats to C Block to B Block. He said the variation is not tremendous so he considers this new millennium tile as a dynamic element. He said he looked at G1 and G2 to see if they would be able to be converted to another use in the future. He encouraged the applicant to consider a different framing structure above the second level. He said he likes that the envelope is still being pushed with the architect. He stated Bridge Park is a very important drive and there should be building diversity for the pedestrian experience. He said the monolithic building mass has been broken up as dictated by the Code. He said there needs to be enough variation from façade to façade to façade that he currently does not see. He suggested the style of G2/G3 be changed. He explained from the panoramic view of the development, metal is all that is visible from the tops of each building, which he does not like. He said it is all urban contemporary architecture but between the building materials and the rhythm, there is too much sameness. He referred to Seaside, FL as a good example for variation. He said G1 is an important building because it is not on the river and transitional to other development of Bridge Park.

Victoria Newell agreed with Mr. Brown's comments. She said if she was just looking at one building and not in context with everything else, she would probably like it. She said it repeats a lot of what the

Commission has already been presented with and was hoping for a new rhythm for these two blocks. She said G2 becomes very vertical per the elements so the massing is not right. She said it is busy and not helping. She said nothing is providing a backdrop or a relief from the rhythm and patterns created. She suggested extending brick to the top of the building. She stated she did not know anything about the millennium tile and cautioned the applicant about tile not aging well as glazing starts to wash away. She requested more information about the material.

Mr. Hunter said it is a metal tile formed to have a shape to it and not glazed. He said some have a more galvanized look and some have more of a reflective sheen.

Cathy De Rosa asked what unique voice this building is trying to make. She inquired about the amount of glass.

Mr. Hunter said there is metal used with the glass. He asked for the Commission's feedback on the color blocking and the use of color. He said a lot more can be done with fiber cement panels as they come in a variety of color.

Ms. De Rosa said color brings energy.

Ms. Newell suggested more brick to get away from the repeat of pattern and bring relief. She said she was not opposed to bringing bright colors to a building as long as she can be convinced they will stand the test of time and keep it fresh and maintained.

Mr. Brown said he liked the glass and the openness of the corner.

Ms. Salay said she likes the idea of all brick. She asked if millennium tile would be a way to introduce color instead of fiber cement panels. She inquired about the red color for G2.

Mr. Hunter said specific bricks have not been determined.

Steve Stidhem said G2/G3 looks like a Tetris screen so he wants to see something different. He said he liked the red the way it was used.

Ms. De Rosa said she liked the park plaza between the two buildings, including the water elements and the different elevations.

Ms. Newell said she liked the plaza, too.

Bob Miller said he visited the site. He said he liked G1 and for G2/G3 he thought at first it looked boring but when he stood down on Riverside Drive, and envisioned what was going to be in front and going into Sycamore Ridge, he thought the design would work really well. He asked if there was any chance to bring any green into the roof for G2/G3.

Mr. Hunter said it is a flat roof.

Mr. Miller said he loved the architecture for Block H. He said it felt like two completely different separate projects. He was concerned about units fronting the greenway and others fronting the pool, while some units front on no open space. He said he understands the auto courts but there are too many units going into too small of a space. He indicated he envisioned a lot of congestion at the am and pm rush hours. He clarified that H1 and H2 looked like one project and H3 is a separate project separated by Larimer Street. He asked if the pricing would be consistent across all three buildings to which Mr. Hunter said they would. Mr. Hunter said there would be a consistent cost per square foot.

Mr. Hunter said the engineers at EMH&T calculated the turning radii of the auto courts.

Ms. Newell thought it was still an issue and believes residents will have trouble maneuvering and it will be tough for the applicant to make the corner garage unit work. She said the intent of the BSD is to make it feel walkable and is concerned with the public private space with the swimming pool. She said she liked the architecture and looks forward to seeing more detail about the materials, etc.

Mr. Hunter said the area is private but it is not gated. He said the pool is worth a conversation and per the Ohio law, there would have to be a gate.

Ms. Salay said she likes the architecture a lot and likes the idea of the pool area. She cautioned about making the auto courts too large but likes the islands in the middle. She did not think there will be an issue with too many cars coming and going at the same time. She said the buildings are gorgeous and will add an element to the BSD that has been missing. She said these designs far exceeded her expectations.

Ms. De Rosa said she liked the architecture and the balconies are interesting, not monotonous like other buildings. She said the courtyards felt European. She asked if the on-street parking would be reserved. Mr. Hunter said parking spaces would not specifically be reserved.

Mr. Stidhem said he liked the architecture and overall the plan was cool. He said it reminded him of San Francisco.

Mr. Brown said he liked the architecture and is not opposed to a pool but the public should be able to go east to west. He said there would be on-street parking on Larimer and he would like having a space right in front of this unit. He said the pool would be used, minimally, and questioned the amount of sun it would receive. He said he liked the taller ridge elevations and how they tumble down the hill like San Francisco. He asked how mail will be managed.

Mr. Hunter indicated the US Postal Service will require that the mail be consolidated. He said there is a building by the pool that would be able to house something like that.

Mr. Brown inquired about the alignment of Larimer Street and the connectivity to the east of this block.

Mr. Hunter indicated the developers want to introduce a grocer but it requires a service bay so this area works the best.

Mr. Brown said he anticipates this being a large empty-nester community and asked where larger units might go that have a lot of money. Mr. Hunter said he did not think this would be the only condominium product on the east side and they are contemplating other areas.

The Chair asked if there were any further questions or comments. [Hearing none.]