

17-022PP BRIDGE PARK, BLOCK D

Reviewing Board
Planning and Zoning Commission
City Council

Site Location
Located on the east side of Riverside Drive, south of John Shields Parkway and north of Tuller Ridge Drive.

Proposal
Review and recommendation of approval to City Council of a proposed plat of five lots and rights-of-way for future development.

Zoning
Bridge Street District, Scioto River Neighborhood

Property Owner
Crawford Hoying Development

Applicant/Representative
Nelson Yoder

Applicable Land Use Regulations
Code Sections 152.085—152.095 of the Subdivision Regulations.

Staff Recommendation
Recommendation of approval with one condition.

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Summary
The applicant is proposing to plat 5.30-acre into five lots and two rights-of-way. Two of the lots will be dedicated for public open space.

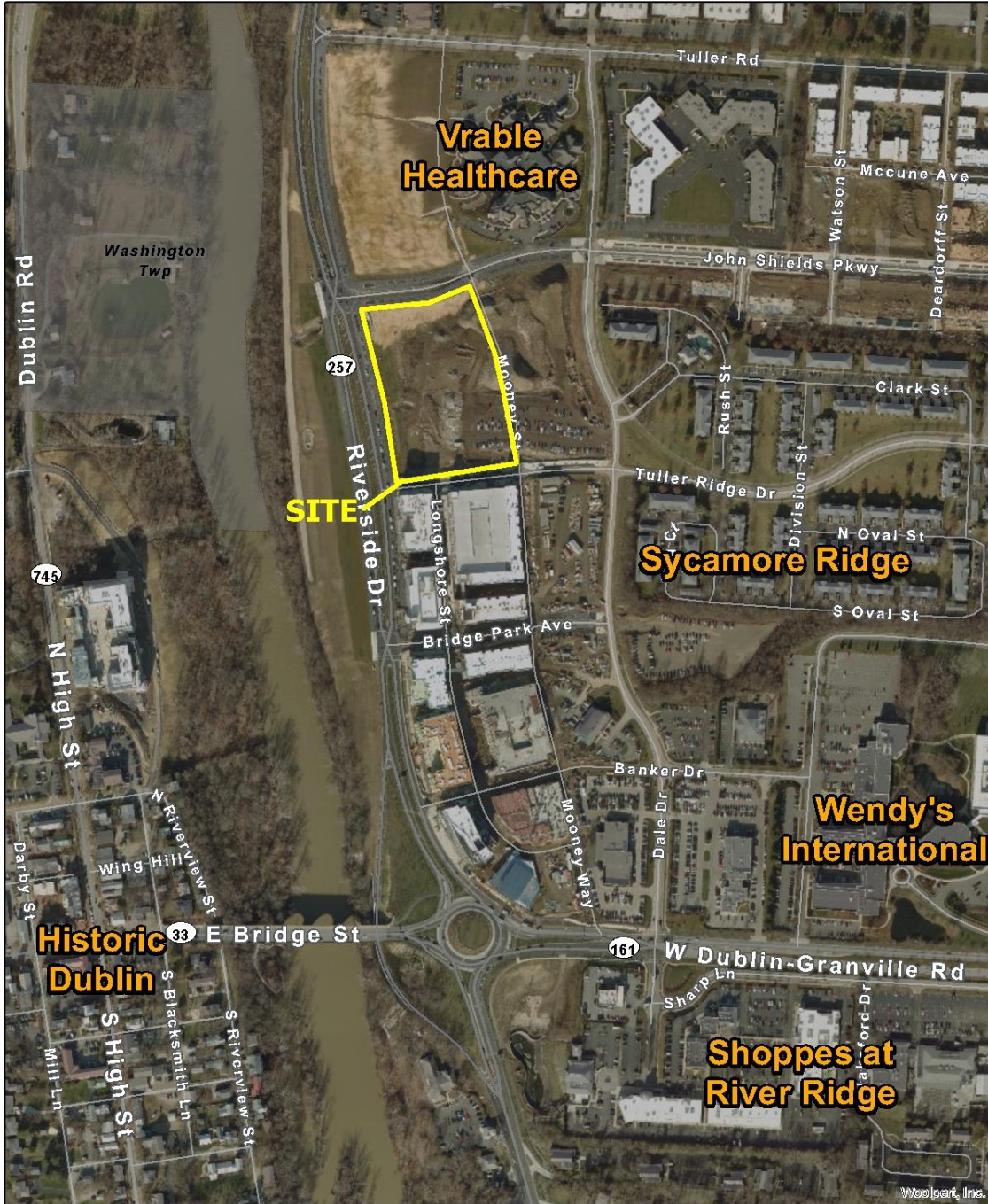
Zoning Map





Next Steps
After a recommendation by PZC, City Council will hear and make a determination on the application.

1. Context Map

The site is located on the east side of Riverside Drive, south of John Shields Parkway and north of Tuller Ridge Drive.



 <p>City of Dublin</p>	<p>17-022BPR Basic Plan Review Bridge Park - Block D Riverside Drive</p>	<p>0 250 500 Feet</p> 
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2. Overview

A. Background

In the Bridge Park Development, Blocks A, B, and C are currently under construction, with the exception of Building A1. City Council and the Planning and Zoning Commission have reviewed and approved several applications for development within Bridge Park. A summary of most recent actions is below.

2017

D Block

CC Basic Plan

The Basic Plan for D Block is scheduled for City Council review and approval and determination of the future Required Reviewing Body for their September 11, 2017 meeting.

ART Basic Plan

On August 31, 2017, the Administrative Review Team recommended approval of the Basic Plan for Block D City Council with four conditions. The Team also approved three Administrative Departures and recommended approval of nine Waivers.

PZC Informal

At the August 24, 2017 meeting, the Commission informally reviewed and commented on this application. Commission members complimented the applicant on the proposal and appreciated the continuation of high-quality site design and architecture. There was discussion on the visual importance of this end of the overall Bridge Park development, particularly the building at the corner of Riverside Drive and John Shields Parkway. The Commission had recommended that the applicants continue to work with city staff on refining the open space areas.

H Block

PZC Site Plan (Revised)

On July 13, 2017, the Commission approved revisions to the previously approved Site Plan for Block H to allow the increase of unit sizes and the decrease of the number of units, the elimination of the pool within the open space as well as architectural and building material modifications.

2016

H Block

PZC Development Plan/Site Plan

On December 1, 2016, the Commission approved a (final) Development Plan and Site Plan and associated Waivers for Block A, the fourth phase of the Bridge Park Development. Building permits are currently under review

Preliminary and Final Plats

City Council reviewed and approved the Preliminary and Final Plats for Block H of the Bridge Park development on November 21, 2016.

CC Basic Plan Review

City Council reviewed the Basic Development Plan and Basic Site Plan on July 5, 2016 for Block H, which included six buildings containing a total of 73 for-sale condominium units, and 0.45-acre of open space. Council approved the Basic Plans including Waivers for Front Property Line Coverage and to the Permitted Roof Types. Council designated the Planning and Zoning Commission as the reviewing body for future applications.

G Block

CC Basic Plan Review

City Council reviewed the Basic Development Plan and Basic Site Plan on July 5, 2016 for Block G, which included 11,428 square feet of retail, 10,769 square feet of office, 180 residential units ranging from micro units to three-bedroom units, 396 structured parking spaces, and 0.33-acre of open space. Council approved the Basic Plans including Waivers for Max. Distance to Open Space, a Parking Structure Entrance on a Principal Frontage Street, and to the Ground Story Height of Building G1. Council designated the Planning and Zoning Commission as the reviewing body for future applications.

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.

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.

B. Site Characteristics

1. Natural Features

The site is currently vacant with a two existing temporary drainage ditches run from the north to the southwest corner of the site. There is approximately 26 feet of grade change from the eastern property line down to the western property line toward the Scioto River.

2. Historic and Cultural Facilities

There are no historic or cultural facilities present on this site.

3. Surrounding Land Use and Development Character

- North: Bridge Street District, Scioto River Neighborhood District (Vacant Land)
- East: Bridge Street District, Scioto River Neighborhood District (Block H)
- South: Bridge Street District, Scioto River Neighborhood District (Block C)
- West: BSD-P, Public District (Riverside Crossing Park)

4. Road, Pedestrian and Bike Network

The site has frontage on Riverside Drive (585 feet), John Shields Parkway (365 feet), and Tuller Ridge Drive (400 feet). The streets will be developed to the City's street character guidelines. The pedestrian and bicycle network will be developed and maintained as throughout the development, with sidewalks on all streets. A cycle track is developed along John Shields Parkway. Existing stairs accessing the pedestrian tunnel under Riverside Drive are located in the northwest corner of the site.

5. Utilities

The site will be served by extending public utilities, including sanitary and water. Electrical and gas will be provided from extensions on site.

C. Proposal

1. Summary

This is a proposal is a request for review and recommendation from PZC to City Council for the Preliminary Plat for Block D of Bridge Park. The Plat includes the creation of five lots defined by the extension of two existing/approved streets adjacent to the site, Larimer and Longshore Streets. Two of the lots, 13 and 16, will be open space which is the greenway along John Shields Parkway.

2. Use

The Bridge Street District – Scioto River Neighborhood District permits a mix of uses including multiple family, office, retail, and structured parking. Residential is a permitted use on the ground story as long as the building does not front along a designated shopping corridor. Parking is a permitted use within the building as long as the building is completely lined by space available for occupancy.

3. Plat Overview

The proposed plat is for the creation of five lots and the dedication of right-of-way associated with the development of Block D within Bridge Park. The public streets created with this plat include the extension of Larimer Street to the west to intersect with the newly created portion of longshore Drive, which will extend from Tuller Ridge Drive to the south to John Shields Parkway to the north.

- Lot 13: ±0.23-acre for the extension of the planned greenway along John Shields Parkway west of the intersection with Mooney Street.
- Lot 14: ±0.76-acre between Mooney Street to the east, Larimer Street to the south and Longshore Street to the west. This lot will

accommodate the five-story Building D3, with 990 square feet of retail (drive-thru pharmacy), 52 Parking Spaces and 76 total dwelling units.

- Lot 15: ±1.77 acres on the south side of Larimer Street, east of Mooney Street and north of Tuller Ridge Drive to accommodate the five-story D4/D5 Building for 9,200 square feet of retail space, 55 dwelling units and 637 parking spaces.
- Lot 16: ±0.17-acre for the extension of the planned greenway along John Shields Parkway west of the intersection with Longshore Street.
- Lot 17: ±1.31 acres on the east side of Riverside Drive and the west side of Longshore Street, north of Tuller Ridge Drive to accommodate Building D1 for 25,700 square feet of retail/restaurant, 25,700 square feet of office, and 44 dwelling units; and Building D2 for 15,306 square feet of retail and 88,447 square feet of office space.

3. Analysis

A. Preliminary Plat Review Analysis [§152.202]

1. Plat information and Construction Requirements

Criteria met with condition. This proposal is consistent with the requirements of the Subdivision Regulations and Zoning Code. The applicant will be required to make any minor technical adjustments prior to Council review and work with staff to create a wider greenway where Lot 16 meets Riverside Drive.

2. Street, Sidewalk, and Bikepath Standards

Criteria met. All necessary standards have been provided as part of the proposed plat.

3. Utilities.

Criteria met. The plat establishes or identifies necessary easements for the construction and maintenance of all utilities in accordance with applicable standards.

4. Open Space Requirements.

Criteria met. The reserve is included in plat as part of this application.

4. Staff Recommendation

This proposal complies with the preliminary plat review criteria and the Subdivision Regulations therefore approval of this request is recommended with one condition.

Approval to City Council of the Preliminary Plat with the following condition is recommended:

1. That the applicant ensures that any minor technical adjustments to the plat are made prior to City Council submittal.