



PLANNING REPORT

Administrative Review Team

Thursday, June 8, 2023

215 W. Bridge St. Remediation Trailer 23-019MPR

<https://dublinohiousa.gov/art/23-019>

Case Summary

Address	215 W. Bridge Street, Dublin, OH 43017
Proposal	Installation of a remediation trailer at an existing gas station in the Bridge Street District.
Request	Review and approval of a Minor Project Review under the provisions of Zoning Code Section 153.066.
Zoning	BSD-HTN, Bridge Street District – Historic Transition Neighborhood
Planning Recommendation	<u>Approval of Minor Project Review</u> Planning recommends approval with conditions.
Next Steps	The Administrative Review Team (ART) is the final reviewing body for this application. Upon approval from the ART, the applicant may apply for a site permit through Building Standards.
Applicant	Christopher Balough, Verdantas
Case Manager	Zach Hounshell, Planner II (614) 410-4652 zhounshell@dublin.oh.us

23-019MPR 215 W. Bridge St. Remediation Trailer



Site Features

- 1 Proposed Remediation Trailer Location
- 2 Existing Gas Station
- 3 Existing Car Wash



1. Background

The 1.21-acre site is zoned BSD-HTN, Bridge Street District - Historic Transition Neighborhood and is located southeast of the intersection of W. Bridge Street and Corbin Mills Drive. The site has approximately 208 feet of frontage on W. Bridge Street and 215 feet of frontage on Corbins Mill Drive. The site is currently home to the Marathon gas station and self-service car wash, with Red Rooster Quilts directly to the south of the site.

Case History

In April 2023, the Administrative Review Team reviewed and provided feedback for the introduction of the remediation trailer project at 215 W. Bridge Street. ART members provided feedback and guidance towards the location of the trailer, which resulted in a recommendation to move the trailer adjacent to the car wash. The applicant has updated the site plan to accommodate this recommendation.

2. Zoning Code

BSD-HTN complements the BSD Historic Core District by accommodating a variety of building types within a finer grained street and block network and uses consistent with that district. It accommodates uses similar to those in the BSD Historic Core district. Development allows an extension of the walkable mixed use character of the BSD Historic Core district on the larger parcels within this district. The District is subject to the specific neighborhood standards defined in §153.063(D). These requirements establish open space patterns and location requirements for building types, provide additional residential opportunities, and extend the small scale commercial activities of the BSD Historic Core district.

3. Project

The applicant is requesting approval of a new approximately 270-square-foot remediation trailer located on the existing gas station site. The request is to aid in mitigation efforts tied to the operations of the gas station outlined below.

Remediation Trailer

The proposed remediation trailer is located in the southeast corner of the site, east of the existing car wash building. The trailer is 10 feet – 8 inches in height, and is white with 2 doors on the south elevation and 2 doors on the east elevation. The structure will be secured to the proposed location by concrete pier foundations.

The purpose of the project is to complete the installation of a multi-phase remediation system on the property and to operate the system to address soil and groundwater issues associated with the gas station. The site has established 11 extraction wells and subsurface piping in anticipation for this system. The structure is expected to remain on site for approximately 4-5 years, depending on how long the remediation process takes to complete. Although the trailer is temporary, the length of time on site requires the structure to be reviewed as an accessory structure to the site. Once remediation is complete, the proposed trailer and site improvements will be removed and the site restored.

Enclosure

The applicant is proposing to enclose the trailer and additional ground equipment with a 6-foot tall white wooden fence. The proposed fence does not impact vehicular circulation on the site, and allows a 3-foot wide walkway between the enclosure and entrance into the east elevation

of the car wash. The enclosure will contain the proposed trailer, as well as proposed piping connection areas, storage drums, a Catox system, and other ground equipment. The applicant should work with Staff to finalize the color of the fence. Additionally, the applicant should work with Staff to ensure the locations of fence posts do not impact the existing catch basin.

Utilities

The proposed location of the trailer requires additional above and subgrade utilities to properly service the remediation site. The applicant is proposing a private power pole along the south property line of the site to provide power to the remediation site. Additionally, the applicant is proposing a new sanitary sewer connection for the trailer and enclosure. The applicant should work with Staff to delineate all trench areas with the submittal of the site permit through Building Standards. Finally, the applicant should work with Staff to assure proposed and existing utilities are appropriated spaced on the site.

4. Plan Review

Minor Project Review Criteria

Criteria	Review
1. The Minor Project shall be consistent with the Community Plan, and all BSD adopted plans, policies, and regulations.	Criteria Met with Conditions: The applicant should work with Staff to ensure the locations of fence posts do not impact the existing catch basin. Additionally, the applicant work with Staff to delineate all trench areas with the submittal of the site permit through Building Standards. Finally, the applicant should work with Staff to ensure proposed and existing utilities are appropriated spaced on the site.
2. The Minor Project is consistent with the approved Final Development Plan.	Not Applicable: The improvements do not impact the established development of the site.
3. The Minor Project is consistent with the record established by the Administrative Review Team.	Criteria Met: The proposed modifications are consistent with the record established by the ART.
4. The Minor Project meets all applicable use standards;	Not Applicable: The proposal does not impact use standards on the site.
5. The proposed improvements meet all applicable requirements	Criteria Met with Conditions: All modifications within the proposal meet applicable Zoning Code requirements by using suitable materials to screen the ground equipment, and are

Criteria	Review
of the BSD Code and respond to the standards of the BSD Design Guidelines.	located to minimally impact the intent of the BSD District. The applicant should work with Staff to finalize the color of the fence to best screen the improvements from public right-of-way.

Reccomendation

Planning Recommendation: Approval of the Minor Project with conditions:

- 1) The applicant work with Staff to finalize the color of the fence;
- 2) The applicant work with Staff to ensure the locations of fence posts do not impact the existing catch basin;
- 3) The applicant work with Staff to delineate all trench areas with the submittal of the site permit through Building Standards; and,
- 4) The applicant work with Staff to assure proposed and existing utilities are appropriated spaced on the site.