



February 20, 2023

Planning
City of Dublin
5200 Emerald Parkway
Dublin, Ohio 43017

RE: **Zoning Narrative, Application No. CACC-22-02274 for BP #28423 Located at 215 West Bridge Street, Dublin, Ohio. OH28423.0027.**

To Whom it May Concern:

On December 22, 2022, the City of Dublin Building Standards issued a Unified Response Revisions Required and Planning Review Comments related to Application No. CACC-22-02274. The narrative below is intended to fulfill the requirements of the Dublin Zoning Administrative Review Team for a Bridge Street District (BSD) Minor Project Review related to this proposed project. Revised copies of the project drawings and other supporting documentation will be uploaded to the project file.

The property is located at 215 West Bridge Street in Dublin, Ohio at the southeast corner of the intersection of Bridge Street (State Route 161) and Corbin's Mill Road. The Property is currently an active fueling station with a detached self-service car wash. Historically, the Property has operated as a gasoline retail facility since the early 1950's. Petroleum hydrocarbon related impacts are present within the soil and groundwater underlying the property that have resulted in an active Bureau of Underground Storage Tank Regulations (BUSTR) Release (25001536 N00001). The purpose of the proposed project is to complete the installation of a multi-phase remediation system at the property and to operate the remediation system to address the soil and groundwater issues. BP Products North America (BP) maintains liability for the BUSTR release and Antea Group and Verdantas LLC (Antea Group-Verdantas) are the current consultants performing work on behalf of BP.

In 2017, Arcadis, a previous environmental consultant to BP, had received a City of Dublin permit to install a remediation system at the property. Subsequently, Arcadis installed eleven extraction wells and subsurface piping, which included a sanitary sewer connection for discharging treated water effluent. However, Arcadis did not complete installation of the trailer mounted remediation system, fencing, temporary power service, and associated above grade piping. The proposed project is largely the same as what had been previously approved for installation at the property.

For clarity and ease of reference, the Project Narrative questions from the Bridge Street District (BSD) Minor Project Checklist are included below, along with Antea Group-Verdantas' responses.

Narrative Question 1: Describe how the proposal meets the Bridge Street Corridor Vision Report, Code Sections 153.057 - 153.066, Bridge Street Area Plan, and Community Plan:

Response: The proposed project supports the Bridge Street District Vision Principle of environmental sustainability by working to address the existing historical BUSTR release by remediating the petroleum hydrocarbon impacted soil and groundwater issues at the property.

Narrative Question 2: State how the proposal meets any previously approved Development Plans:

Response: The proposed project is consistent with the present use of the property and is essentially the completion of plans that were previously approved by the City of Dublin, and partially implemented by Arcadis, in 2017.

Narrative Question 3: Describe the proposed uses per Section 153.059 of the BSD Code:

Response: The property is used as a Fueling/Service Station and Car Wash. The proposed project will not change the use of the property.

Narrative Question 4: Provide information on the number of units and/or square footage of each use:

Response: The single proposed remediation trailer is 256 square feet, which will be surrounded by a 6-foot-tall wooden privacy fence. The proposed trailer and fence will be removed upon completion of the environmental remediation activities, which are expected to take 4 to 5 years. The area is screened on three sides by existing evergreen shrubbery. Existing structures on the property include a station/store building (1,218 square feet), a canopy that shelters four fuel dispensers, and a self-service car wash (2,156 square feet).

Narrative Question 5: For proposed Adjustments to Required Vehicle Parking, provide evidence of need, shared parking agreements, and any other supporting material:

Response: Consultation with Mr. Zach Hounshell indicates that the applicable vehicle parking requirement is 2 parking spaces per vehicle service station plus the requirements for vehicle repair. Since vehicle repair is not performed at this Property, only 2 parking spaces are the required minimum. Presently, there are thirteen marked parking spaces at the property, including one ADA compliant space. The proposed remediation system location will displace two of the parking spaces to the east side of the station/store building leaving a total of 11 parking spaces. The proposed project will not affect operation of the car wash or the vehicle stacking of the car wash area.



Document Number OH28423.0027

Antea Group-Verdantas and Remediation Management Services Company, A BP affiliated company, respectfully submit this narrative and additional information to address the Dublin Building Department comments. If you have any questions, please do not hesitate to call me at (440) 232-9945.

Sincerely,
VERDANTAS LLC

A handwritten signature in black ink, appearing to read "Chris Balough".

Christopher Balough
Scientist III