



PLANNING REPORT

Administrative Review Team

Thursday, December 14, 2023

Sycamore Ridge Dog Park 23-054MPR

<https://dublinohiousa.gov/art/23-054>

Case Summary

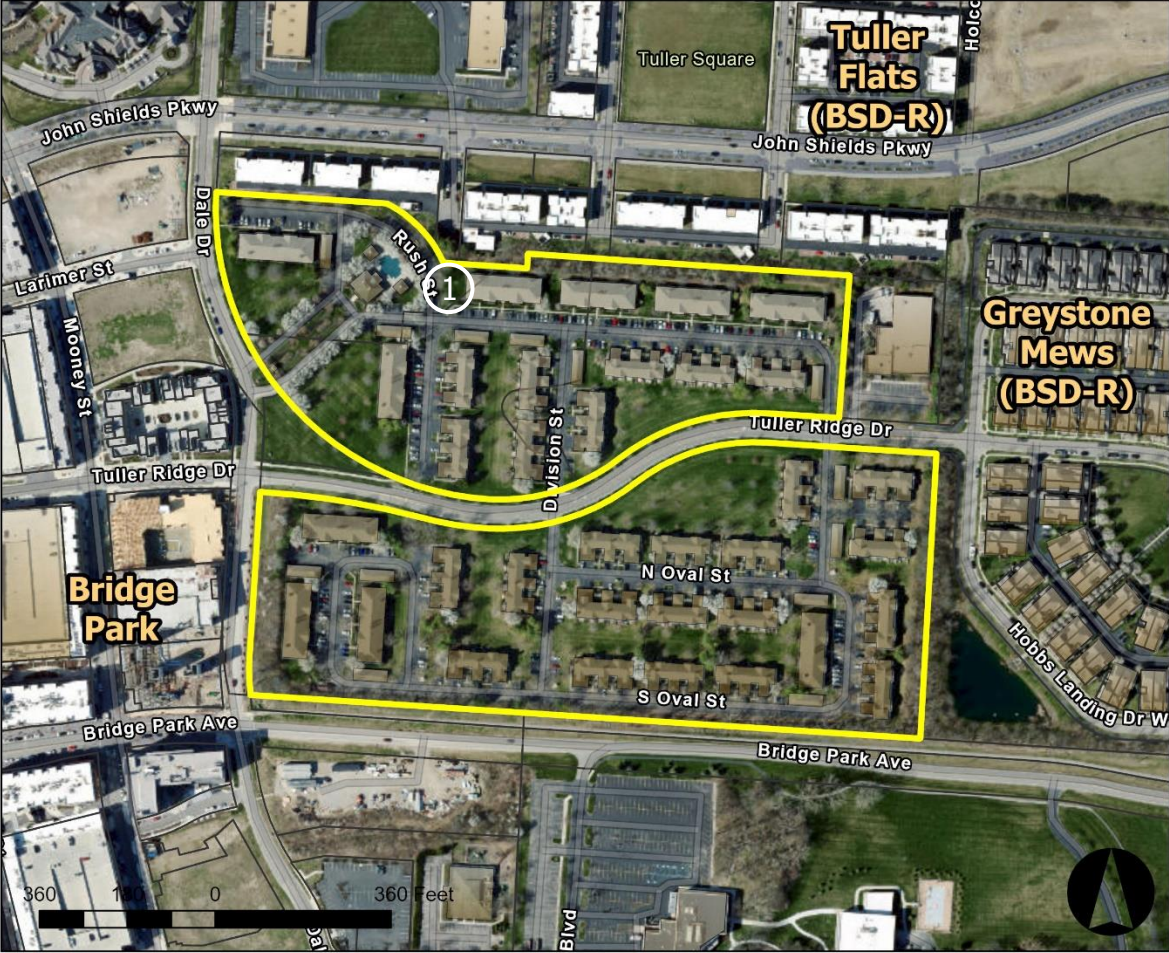
Address	6700 Sycamore Ridge Blvd, Dublin, OH 43017
Proposal	Development of dog park in an existing residential development in the Bridge Street District.
Request	Review and approval of a Minor Project Review under the provisions of Zoning Code Section 153.066.
Zoning	BSD-R, Bridge Street District – Residential
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	Jeffrey Madison, Park Street Law Group
Case Managers	Zach Hounshell, Planner II (614) 410-4652 zhounshell@dublin.oh.us

23-054MPR | SYCAMORE RIDGE



Site Features

- ① Future Private Dog Park Amenity Location



1. Background

The 27.06-acre site is zoned BSD-R, Bridge Street District - Residential and is located northeast of the intersection of Dale Drive and Tuller Ridge Drive. The site has frontage on Dale Drive and Bridge Park Avenue, and Tuller Ridge Drive bisects the site. The site is currently occupied by the Sycamore Ridge apartment complex, with the Greystone Mews Condominium Complex to the east and Bridge Park to the west.

Case History

In June 2023, the Administrative Review Team approved exterior fence modifications for 210 units in the Sycamore Ridge development. The fence approvals were in addition to several building improvements approved by Planning Staff in March 2023 for roofing materials and paint.

2. Zoning Code

BSD-R complements the BSD by accommodating single-family, two-family, townhouse, live-work and multiple-family uses in mid-rise development. The BSD Residential district integrates existing and new residential developments to create true neighborhoods and add to the population base needed to help support nearby retail and office development.

Zoning Code Requirements

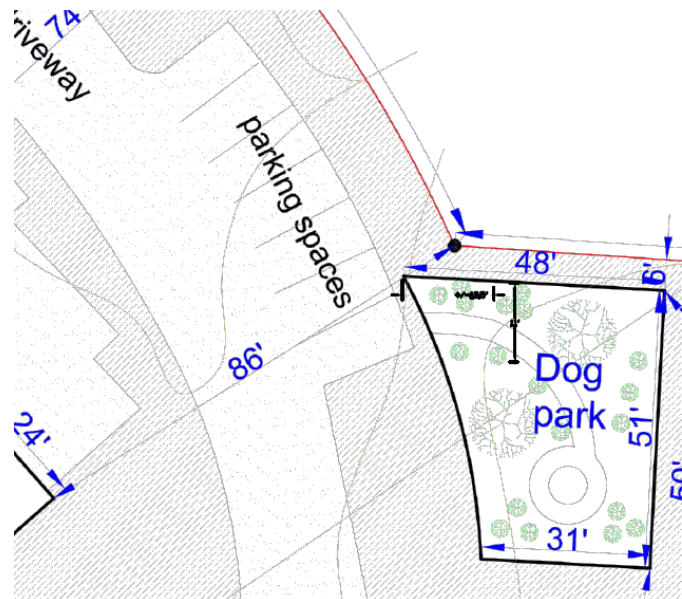
Sycamore Ridge was built prior to the Bridge Street District Code, and was developed as a Planned Unit Development. Zoning Code Section 153.059(B)(6), *Existing planned development districts*, states that PUD requirements shall only continue if no construction has commenced for an approved planned development. Since this development is fully developed, the Bridge Street District provisions would apply. Planning Staff would apply the setbacks associated with the Apartment building type, as this is the most applicable building type to the buildings immediately adjacent to the project.

3. Project

The applicant is requesting approval of a new private dog park for the apartment complex. The project would be a private amenity for residents of the complex, and is not intended or designed to be a public park. This project is also not required to meet the open space requirements of the BSD, due to this being a private improvement.

Dog Park

The private dog park is approximately 1,925 square feet in size and located in the northwest portion of the complex, directly east of the clubhouse. The dog park is setback approximately 6 feet from the northern property line, meeting the minimum 5-foot rear yard setback associated with the Apartment building type. The dog park is proposed to be constructed of artificial turf, with a 4-



foot wide concrete sidewalk through the center of the park. The applicant is proposing to enclose the dog park with a 4-foot tall galvanized or vinyl coated chain link fence. Chain link is a prohibited fence type within the Bridge Street District. Planning Staff recommends that the dog park fence should match the approved black aluminum fence of the apartment units, previously reviewed by the ART. Additionally, the applicant should work with Engineering to assure that the fence will not impact any existing utilities in the area.

The private park will also be completed with aluminum benches and trash receptacles. The applicant should provide specifications for the benches prior to final site permit approval through Building Standards, subject to Staff approval. The dog park is located adjacent to 7 parking spaces, but no sidewalk is proposed to connect the dog park to the parking. The applicant should provide a sidewalk connection to the parking spaces for pedestrian circulation.

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 project is largely consistent with the approved plans and policies of the BSD. The applicant should provide a sidewalk connection to the parking spaces for pedestrian circulation.
2. The Minor Project is consistent with the approved Final Development Plan.	Criteria Met. The project does not impact the character of the existing apartment complex, and is consistent with the approved Final Development Plan.
3. The Minor Project is consistent with the record established by the Administrative Review Team.	Criteria Met with Conditions. Similar to previous approvals of the apartment complex, the applicant should work with Engineering to assure that the fence will not impact any existing utilities in the area.
4. The Minor Project meets all applicable use standards;	Not Applicable. No use standards are applicable.

Criteria	Review
5. The proposed improvements meet all applicable requirements of the BSD Code and respond to the standards of the BSD Design Guidelines.	Criteria Met with Conditions. The proposal largely meets the requirements of the BSD Code. The dog park fence should match the approved black aluminum fence of the apartment units, previous reviewed by the ART. Additionally, the applicant should provide specifications for the benches prior to final site permit approval through Building Standards, subject to Staff approval

Reccomendation

Planning Recommendation:

- 1) The dog park fence match the approved black aluminum fence of the apartment units, previous reviewed by the ART;
- 2) The applicant work with Engineering to assure that the fence will not impact any existing utilities in the area;
- 3) The applicant provide specifications for the benches prior to final site permit approval through Building Standards, subject to Staff approval; and,
- 4) The applicant provide a sidewalk connection to the parking spaces for pedestrian circulation.