



# MEETING MINUTES

## Planning & Zoning Commission

Thursday, November 6, 2025

### CALL TO ORDER

The meeting was called to order by Mr. Way at 6:30 PM at 5555 Perimeter Drive. Mr. Way welcomed attendees and noted that the meeting could be joined in person or accessed via livestream on the City's website.

### PLEDGE OF ALLEGIANCE

Mr. Way led the Pledge of Allegiance.

### ROLL CALL

Commission members present: Gary Alexander, Jamey Chinnock, Jason Deschler, Dan Garvin, Kathy Harter, Kim Way

Staff members present: Thaddeus Boggs, Jennifer Rauch, Bassem Bitar, Sarah Holt, Rati Singh, Zachary Hounshell, Joshua Reinicke, Tina Wawszkiewicz, Cameron Burrell

### ACCEPTANCE OF MEETING DOCUMENTS

Mr. Chinnock moved, Mr. Deschler seconded acceptance of the documents into the record and approval of the October 23, 2025 Regular Meeting minutes.

Vote: Mr. Chinnock, yes; Mr. Deschler, yes; Mr. Garvin, yes; Ms. Harter, yes; Mr. Way, yes; Mr. Alexander, yes.

[Motion carried 6-0.]

Mr. Way explained that the Planning and Zoning Commission is an advisory board to City Council when planning and property rezoning is under consideration, with Council receiving recommendations from the Commission. In other cases, the Commission has final decision-making responsibility.

He outlined the meeting procedures: applicants present first, followed by staff analysis and recommendation, Commission questions, public comment, then Commission deliberation. No new agenda items would be introduced after 10:30 PM. Speakers were asked to use the microphone and keep comments to 3 minutes.

Anyone intending to provide public comment on administrative cases was sworn in by Mr. Way.

### CASE REVIEW

**Case #24-036CU**

### **Radiant Life Church – Conditional Use**

**Request for review and approval of a Conditional Use to allow soccer fields at an existing church. The 24.48-acre site is zoned R, Rural District, and is located at 7100 Post Road.**

#### **Applicant Presentation**

Aaron Underhill, Underhill & Hodge, 8000 Walton Parkway, New Albany, represented Radiant Life Church in their request for conditional use approval to allow soccer fields at their existing church property at 7100 Post Road. He began by acknowledging former Chair Call's service to the community and expressed appreciation for her leadership. Mr. Underhill explained that they had spent the past seven to eight months refining their plan based on feedback from their previous presentation, working diligently to address concerns raised by both the commission and neighboring residents.

Mr. Underhill highlighted several significant modifications made to their proposal. They eliminated the ability to hold tournaments on the site, maintaining their previous commitment that no games would be permitted - only practices according to a detailed schedule provided in their operational plan. The number of soccer fields was reduced from five to four, all contained within a designated playing envelope shown on their site plan. They increased buffering from neighboring residential properties on both the north and west sides of the property.

Mr. Underhill presented the operational details. Practice sessions would accommodate a maximum number of players per session, with decreased Friday practice hours limited to only one session. Summer camps would be restricted to five weeks with a maximum number of campers during those sessions. A comprehensive code of conduct would be provided to all participating families, with violations addressed through a warning system - a second violation resulting in dismissal from the program.

Mr. Underhill cited an Ohio Tenth District Court of Appeals case where a homeowner's attempt to enjoin operation of a little league baseball field on a church site failed, with the court finding that such use was permissible as an extension of the church's outreach program. He argued that churches have a wide reach of permissible uses in furtherance of their mission, and that the proposed soccer fields fell within this scope.

Mr. Underhill also referenced the Religious Land Use and Institutionalized Persons Act (RLUIPA), noting that zoning must not discriminate against religion and that religious institutions must be treated similarly to nonreligious uses. He presented aerial images of various Dublin schools and parks - including Dublin Coffman High School, Dublin Jerome, Deer Run, and Avery Park - where athletic fields exist immediately adjacent to residential properties without similar operational restrictions.

#### **Staff Presentation**

Ms. Holt presented the staff report, confirming that the 24.48-acre site is zoned R Rural District. She explained that religious uses are allowed as conditional uses on lots greater than 5 acres under the 2011 Dublin City Code. The request represented an expansion of church use, making it subject to conditional use requirements. Ms. Holt noted that with the management plan, there would be enforceable terms to which the applicant could be held.

Staff analysis found that all conditional use criteria were met. The modifications made since the March meeting addressed previous concerns, including the reduction in fields, elimination of tournaments, increased setbacks and landscaping, and implementation of operational restrictions. Ms. Holt confirmed that 53 additional trees had been added to the plan, with installation already begun on-site.

### **Commission Questions**

Mr. Chinnock asked for clarification on hours of camps and practices. Mr. Underhill stated that practices will occur in two time periods. March 1st through June 15th and July 15th through November 6th. No practices would be held on Sundays. Monday through Thursday would feature two practice blocks from 4:30-6:00 PM and 6:00-8:00 PM. Fridays would have a single session from 5:00-7:00 PM, while Saturdays would offer morning sessions from 8:00-11:00 AM and 11:00 AM-1:00 PM. Summer camps during June and July would run Monday through Thursday in two blocks: 8:00-11:00 AM and 5:00-8:00 PM.

Mr. Chinnock inquired if, when not being used, the fields are open. Mr. Underhill explained that the fields would remain open to neighborhood use when not scheduled for organized activities, with no fencing proposed to maintain accessibility.

Ms. Harter expressed disappointment about the buffering approach, suggesting that mounding might have been more effective than just trees. She questioned whether faster-growing vegetation could be incorporated alongside the pine trees to provide more immediate screening.

Chris Gross, 11200 Crottinger Road, Plain City, representing the church, explained that the existing five-foot berm on the northwestern portion of the site would remain, and they had planted pine trees that would grow to create a visual barrier within a few years. He acknowledged that while the trees were currently small, they would develop into substantial screening over time.

Ms. Harter asked if this is the time to think about walking areas. Ms. Holt said no, the envelope for spectators and fields themselves is outside of that berm area and the desire was not to encourage people to be on the berm.

Ms. Harter asked about drop off. Mr. Underhill stated the code of conduct clearly states parking will be on site. Parking on public streets is not something that can be policed by the applicant. On private road, it will be a violation of the code of conduct. The nature of this now without tournaments and games, it will not be an issue.

Mr. Alexander asked about how this works operationally.

Mohammed Razack, DSX, 4933 Nordley Village Drive, Westerville, elaborated on operational management. He would typically be on-site at the beginning of practices to set up fields and designate areas for different coaches, and would be the last to leave, taking responsibility for collecting water bottles and trash after every session. If he could not be present, another staff member would be designated for these responsibilities.

Mr. Deschler raised concerns about traffic and drop-offs, particularly regarding the inability to control parents dropping children off on neighboring streets rather than using the church parking lot. Mr. Underhill stated that it will be complaint driven. He questioned the economic impact on neighboring property values and compared the private institutional use to public facilities shown in the applicant's examples. Mr. Deschler asked if any economic analysis had been done regarding property values, to which Mr. Underhill responded they had not.

Mr. Garvin inquired about the process for code of conduct violations. Mr. Underhill explained that complaints would go through the church and be relayed to DSX. The first offense would result in a warning, and the second would result in dismissal from the program. Staff could also serve as a

conduit for complaints, with the City having enforcement mechanisms including fines and potential revocation of the conditional use for repeated violations.

Mr. Garvin asked if there are restrictions on St. Brigid's site/use.

Mr. Boggs stated that is part of a PUD so that use would have been included in the rezoning. That would have been done in 2010 where adjacent residential (Dublinshire) preceded that (1992).

Mr. Way asked if this number of practices is typical. Mr. Razack stated that it is a little bit less because it is spread out. Mr. Way asked if there was a violation of the conditional use, the applicant could lose the conditional use. Ms. Holt stated ultimately yes. Any complaints would be verified and go through standard Code Enforcement process.

Ms. Harter asked about Code Enforcement. Ms. Holt stated that Code Enforcement investigates every complaint. Mr. Boggs explained that they are essentially the "zoning police" and their objective is to get people into compliance. There is a process beginning with a step where the applicant can take voluntary corrective action. If the situation is not remedied, it could go to Mayor's Court, where conditions can be imposed.

### **Public Comments**

Ron O'Brien, representing adjacent property owners, stated that the church had never reached out to the community directly - all meetings were convened by city staff. He presented photographs showing inadequate screening between the soccer fields and neighboring patios, with some homes only 100 feet away. Mr. O'Brien emphasized that the intensive use would occur six days a week from March through November, with potential for 80 kids arriving and leaving during three-hour practice windows.

Residents from the Post Preserve and Gordon Farms neighborhoods expressed strong opposition to the proposal. Key concerns included:

- The cul-de-sac at 6908 Post Lake Court would likely become a drop-off location for the estimated 240 campers per day
- The proposal represented a commercial enterprise rather than church activities
- Inadequate screening that would take 10-15 years to mature
- Noise impacts from practices and camps running March through November
- Enforcement challenges with the code of conduct
- Property value impacts
- Safety concerns with increased traffic

David Cleveland, 6988 Post Preserve Boulevard, Dublin, noted that the church had operated a soccer field for years without complaints, but this proposal represented leasing land to a corporation. He pointed out that city-owned land connected to the property could become an unauthorized drop-off point via Spring View Lane.

Several residents emphasized that they had purchased their homes with the understanding a church would be built, not a commercial soccer operation. They requested the commission uphold the established codes and deny the application.

A supportive comment came from Jennifer Durian, 5393 Haverhill Drive, Dublin, a soccer family member who noted that DSX coaches were responsible and that no other fields in Dublin had generated complaints. She suggested arbor vitae as fast-growing screening options.

Ryan Finneran, 8211 Timble Falls Drive, Dublin, also noted that Bishop Elementary is an example of a scenario where a neighborhood backs up to a property that was rezoned and is not intensively used. He added that DSX is a registered 501c3 nonprofit so it is not a club that is trying to earn a profit.

Speakers included:

Santosh Bungle, 6908 Postlake Court, Dublin  
David Cleveland, 6988 Post Preserve Boulevard, Dublin  
Anil Mishra, 6924 Post Preserve Boulevard, Dublin  
Girish Gowda, 7151 Springview Lane, Dublin  
Jill Pechin, 6916 Post Preserve Boulevard, Dublin  
Srinivasa Sanga, 6956 Post Preserve Boulevard, Dublin  
Ryan Finneran, 8211 Timble Falls Drive, Dublin  
Ujjwal Ramtekkar, 6981 Post Preserve Boulevard, Dublin  
Vikrant Mastoli, 6940 Post Preserve Boulevard, Dublin

### **Commission Discussion**

The Commission engaged in extensive deliberation about the application.

Mr. Chinnock acknowledged the residents' concerns but felt the organization had put reasonable provisions in place through the code of conduct and operational restrictions. He noted that the property could potentially be developed in other ways and that keeping the fields open to neighborhood use when not in scheduled use was a positive aspect.

Ms. Harter expressed disappointment about the buffering, feeling more could have been done to be sensitive to the neighboring beautiful yards. She emphasized concerns about drop-off areas and the need for strong enforcement of the code of conduct.

Mr. Alexander applauded the applicant's efforts to address concerns since March, including the code of conduct, increased setbacks, reduced number of fields, and elimination of tournaments. He noted the use would preserve green space and benefit the community, calculating only six to seven children per acre during use.

Mr. Deschler stated he could not support the application, finding it failed to meet criteria seven (property values), eight (noise impacts), and nine (traffic circulation). He expressed particular concern about the inability to control drop-offs on public streets and the proximity of city property that could facilitate unauthorized access. He distinguished this private institutional use from the public schools and facilities shown as comparisons by the applicant.

Mr. Garvin supported the application as presented but acknowledged the importance of screening.

Ms. Harter reiterated concerns about buffering and suggested the possibility of adding vegetation requirements as a condition.

Mr. Way moved, Mr. Garvin seconded approval of the Conditional Use.

Mr. Garvin moved to amend the motion to add a condition requiring additional landscape materials.

Vote on the amendment: Mr. Garvin, yes; Mr. Alexander, yes; Mr. Way, no; Mr. Chinnock, no; Mr. Deschler, abstain; Ms. Harter, yes.

[Motion failed 3-2-1]

Vote on the original motion: Ms. Harter, no; Mr. Chinnock, yes; Mr. Alexander, yes; Mr. Way, yes; Mr. Garvin, yes; Mr. Deschler, no.

[Motion carried 4-2]

Mr. Way noted that as the following two cases pertain to the same project and property, they will be considered together this evening. Separate actions will be taken for each case.

### **Case #25-065PDP and 25-106CU**

#### **Bridge Park, Block Y – Preliminary Development Plan and Conditional Use**

**Request for review and approval of a Preliminary Development Plan for the construction of a new mixed-use development, and a request for review and approval of a Conditional Use to allow an unlined parking structure along the street. The 4.5-acre site is zoned BSD-SRN, Bridge Street District Scioto River Neighborhood and is located southeast of the Riverside Dr. and W Dublin Granville Rd roundabout.**

#### **Applicant Presentation**

Russel Hunter, Crawford Hoying, 6640 Riverside Drive, Dublin, presented the preliminary development plan for Bridge Park Block Y, describing it as the most exciting project they were working on with a goal to build the best hospitality project in the state of Ohio. The 4.5-acre site at the southeast corner of the Riverside Drive and Route 161 roundabout would serve as a catalyst for River Ridge and the 161 corridor.

Mr. Hunter emphasized the extensive collaboration with City staff to address the complicated site challenges, including stormwater management and service access without direct connections to Riverside Drive or Route 161. He noted that through meetings with neighbors, they had shortened the hotel building to pull it away from the south and create a better arrival sequence.

John Woods, MKSK, 462 South Ludlow Street, Columbus, oriented the commission to the site context, explaining how the development would integrate with both Bridge Park to the north and River Ridge shopping area to the east. He detailed how parking for the project would be virtually out of sight, buried into the hillside, contrasting with the visible parking garages on Bridge Park's north side. The landscape strategy aimed to carry the naturalized feel of Riverside Drive into the development while creating pedestrian-oriented spaces throughout.

The site plan incorporated extensive landscape features including terraced gardens at the roundabout corner providing accessible routes between building lobbies and street level, heavily landscaped patios for public use, and a central arrival court designed as an urban piazza anchored by a water feature. Mr. Woods explained how they had eliminated an unnecessary road connection around River Ridge, converting it to additional public open space.

Brian Sell, Moody Nolan, 300 Spruce Street, Suite 300, Columbus, presented the office building design, explaining how it served as a transitional scale between the shopping mall and hotel. The building featured a significant front entrance off Dale Drive with a public plaza establishing presence for potential ground-floor food and beverage uses. A unique terrace on upper floors would provide

views through the development toward the river, creating an amenity space with exceptional vantage points.

Chris Meyers, Meyers+Associates, 232 North 3<sup>rd</sup> Street, Suite 300, Columbus, shared that initial sketches dated back to early 2021, emphasizing the extensive collaboration that had shaped the project. He explained how the northwest view corridor toward Old Dublin, the Link Bridge, and Bridge Park had been a primary design driver, influencing both building form and interior planning to maximize this vista.

The hotel would be a Marriott Autograph Series property - a premier brand with only 523 locations worldwide and just four in Ohio. The 130-room hotel would share a lobby level with 24 condominium units, creating a concourse connecting all building programs. The design incorporated 16,000 square feet of banquet and event space, a 15,000 square foot Panacea spa with rooftop terrace, and four distinct food and beverage locations.

Mr. Meyers detailed how the building design responded to the dramatic grade change, with parking levels built into the hillside and screened with architectural facades rather than exposed garage openings. Even where parking faced Riverside Drive, landscape design would buffer the pedestrian experience from the structure. The rooftop pool and fitness facilities would serve both hotel guests and condominium residents, while a planned speakeasy cocktail lounge would add another unique amenity.

The presentation included detailed discussions of building heights. The residential tower would reach 114 feet including mechanical screening, compared to the AC Hotel's 101 feet. Mr. Meyers explained that the 13-foot difference resulted partly from incorporating banquet spaces within the building footprint rather than in an adjacent structure, as well as site elevation differences. He emphasized that despite the height difference, the buildings would appear compatible when viewed together.

### **Staff Presentation**

Mr. Hounshell presented the staff analysis for both the preliminary development plan and conditional use applications. He explained this was the second of three steps in the Bridge Street District development process.

The site had been rezoned to BSD Scioto River Neighborhood in March 2022. The Community Plan identifies this location for mixed-use urban development with buildings of 3-6 stories typically, though buildings above six stories may be appropriate in key Bridge Street District locations. The special area plan specifically recommends 3-8 stories at this intersection with contemporary architecture as a district landmark.

Mr. Hounshell outlined several conditions for approval including:

- Master planning coordination with the Shoppes at River Ridge
- Enhanced pedestrian connectivity along Riverside Drive and West Dublin Granville Road
- Redesign of the Route 161 access point for emergency-only use
- Continued stormwater management coordination

The project requires 14 waivers including increases to the maximum number of stories. Staff supported the height increases given the gateway location and special area plan recommendations. The city has planned improvements for the roundabout including pavement marking adjustments, HAWK signals at crosswalks, and other pedestrian safety enhancements, with design in 2026 and construction in 2027.

### **Commission Questions**

Mr. Chinnock asked about height comparisons with the AC Hotel across Route 161. The applicant explained their residential building would be 114 feet including screening, compared to the AC's 101 feet, with the 13-foot difference due to incorporating event space within their building footprint rather than adjacent to it.

Regarding public accessibility, Mr. Hunter emphasized they want everyone to use the four food and beverage locations within the hotel, describing their vision based on the Global Ambassador hotel in Scottsdale where the public spaces feel like everyone's living room.

Ms. Harter asked about conversations with Wendy's and the Shoppes at River Ridge. Mr. Hunter confirmed Wendy's had been an incredible partner through various negotiations and land purchases. Regarding future development, he expressed a planning preference for Sharp Lane to eventually go away per the thoroughfare plan.

Mr. Way raised extensive concerns about connectivity and human scale, particularly:

- The lack of ADA-accessible connections from Riverside Drive up to the building
- The project feeling like a fortress at the roundabout corner with 20-foot walls
- The shift from previously proposed monumental stairs to a landscape solution that hides access
- The challenge of making the project feel integrated with the rest of Bridge Park rather than isolated across the street

The applicant explained they had purposefully moved away from monumental stairs to create more of a public open space accessible from both sides, though acknowledging the significant grade challenges.

Mr. Deschler, who left the meeting at 9:03PM for a prior obligation, stated his full support for the project as currently constituted, including support for the conditions and waivers. He appreciated the changes at the corner and understood the desire to funnel pedestrian traffic to the Dale Drive entrance.

### **Public Comment**

Tom Kromer, 6450 Martin Place, Dublin, a 32-year resident, reminded the Commission that when the site was rezoned 3.5 years ago from a three-story limit, Council approved up to six stories, and now nine stories were being proposed. He expressed concern that this would be the tallest structure in Dublin and felt the balloon and drone exercises had been diversionary.

Greg Stevenson 6476 Martin Place, Dublin, suggested the building looked like a casino complex without the casino and questioned whether that represented Dublin's character. He expressed that the developers showed disrespect by coming in with a six-floor limit and requesting nine stories, comparing it to former Commissioner Warren Fishman's comment about why have a code if exemptions are constantly granted. He also suggested a traffic light at Martin Road to help with the impossible left turns.

Scott Haring, 3280 Lily Mar Court, Dublin, felt bamboozled, having attended dozens of Bridge Park meetings over 10 years where the language consistently promised transitions down to the neighborhood. He noted the code clearly states a maximum of six stories for corridor buildings in the BSD-SRN district and argued that waivers should be for small hardships, not 50% height increases.

Cliff Farrell, 3199 Martin Road, Dublin, stated he had learned to hate the phrases "highest and best use" and "we need this to make it work," interpreting the latter as meaning to make a profit. He

noted that every meeting where they asked about height, instead of going down, it went up to exceed even the AC Hotel.

Joe Cartolano, 3390 Martin Road, Dublin, expressed frustration that despite community participation, it felt like lip service as the project kept pushing forward. He quoted Russell Hunter from a November 2022 meeting saying the project would not work without better pedestrian connections across Route 161, which still weren't adequately addressed.

Diane Cartolano, 3390 Martin Road, Dublin, delivered a detailed critique referencing past Commission comments about code compliance. She quoted former Commissioners Call, Fishman, and others who had emphasized adhering to code and not routinely granting waivers. She noted another agenda item that night involved developers complying with the six-story code and requested the Commission decline this proposal and require compliance with the established six-story limit.

Katie McQuade, 3260 Lily Mar Court, Dublin, focused on operational concerns including truck sizes for the service entrance, delivery times, trash pickup schedules, noise from the outdoor event terrace, and restrictions on hours of operation for outdoor spaces that would be closest to their neighborhood.

### **Commission Discussion**

The Commission engaged in detailed deliberation about the height and gateway nature of the project.

Mr. Garvin acknowledged the difficulty of the decision given the public comments but noted the gateway status might justify height exceptions. He emphasized the importance of connectivity across Route 161.

Mr. Alexander felt precedent had been set with the AC Hotel and questioned whether to go beyond that height. While agreeing this is a significant corner deserving of building mass, he supported establishing the AC Hotel height as the limit and ensuring fairness in applying standards.

Ms. Harter expressed concerns that the building was getting too high, agreeing that if a precedent was to be set, it should be at the AC Hotel height. She also worried about pedestrian safety and connectivity, noting residents from Martin Road couldn't safely access the area.

Mr. Chinnock agreed the architecture and vision were amazing but shared concerns about the height not accomplishing the goal of connectivity and creating a crescendo building up to Bridge Park. He felt the project appeared private and unwelcoming from the roundabout, with principal frontage lacking a front door requiring people to walk around to enter.

Mr. Way supported the project overall but agreed with concerns about connectivity. He noted the Code identifies this as a gateway corner potentially allowing flexibility above six stories, but questioned how the project relates to Bridge Park as a whole. He emphasized the need to address the human scale issues with the large walls and improve the gateway feeling, particularly at the corner coming north on Riverside Drive.

After extensive discussion about whether to set a height limit at the AC Hotel level, the Commission worked through a complex voting process. Mr. Boggs advised removing the height-related waivers from consideration and adding a condition about height. The applicant agreed to work with the exhibit showing the AC Hotel height comparison as a guideline, with Chris Meyers stating they could work to minimize their mechanical screen and penthouse to be more compatible with the AC Hotel.

**Case #25-065PDP**

**Bridge Park, Block Y – Preliminary Development Plan**

**Request for review and approval of a Preliminary Development Plan for the construction of a new mixed-use development. The 4.5-acre site is zoned BSD-SRN, Bridge Street District Scioto River Neighborhood and is located southeast of the Riverside Dr. and W Dublin Granville Rd roundabout.**

Mr. Garvin moved, Mr. Alexander seconded approval of the following waivers:

**Lots and Blocks**

1. 153.060(C)(2) – Maximum Block Size to allow a maximum length of 615 and a perimeter of 3,260 feet where the maximum length is 500 and perimeter is 1,750.

**Site Development Standards**

2. 153.065(B)(6)(c) – Driveways to allow a width of 25 feet where the maximum is 22 feet.

**Hotel Building**

3. 153.062(O)(5)(a) – Front Property Line Coverage to allow 67% coverage where 75% is required.
4. 153.062(B)(5)(a)(1) – Parking Structure Design – Entrance/Exit Lanes to allow 2 exit lanes where three are required.

**Condominium Building**

5. 153.062(O)(5)(a) – Front Property Line Coverage to allow 27% where 75% is required.

**Office Building**

6. 153.062(O)(5)(a) – Front Required Building Zone to allow the building to be located 105 feet from Dale Drive right of way where a maximum of 15 feet is required.
7. 153.062(O)(5)(a) – Front Property Line Coverage to allow 0% coverage where 75% is required.
8. 153.062(O)(5)(b) – Upper Story Height to allow a maximum of 15.17 feet where 14 is permitted.

Vote: Mr. Way, yes; Mr. Garvin, yes; Ms. Harter, yes; Mr. Alexander, yes; Mr. Chinnock, yes.  
[Motion carried 5-0]

Mr. Garvin moved, Ms. Harter seconded approval of the Preliminary Development Plan with the following conditions:

1. The applicant work with Staff to provide a conceptual master plan that will show how the development fits within the existing character of Shoppes at River Ridge, and any potential redevelopment of the shopping center;
2. The applicant continues to work with Staff to further integrate the development with the surrounding areas and align with the guiding principals of the Bridge Street District;
3. The applicant continues to work with Staff on the design of the access point to ensure a consistent streetscape character along W. Dublin-Granville Road that maintains EMS access while prohibiting private vehicles and trucks;
4. The applicant continues to work with Staff on the design and treatment of the retaining wall adjacent to the service bay;
5. The applicant continues to work with Staff on the design of the office building and how the design and materials will complement the hotel/condo building;
6. The applicant works with Engineering to refine the stormwater management controls for the site to include quantity and quality control for areas east of Dale Drive that are tributary to the project and quality control for areas west of Dale Drive; and,
7. The applicant works with Engineering to provide cross access easements and agreements between properties for the long-term maintenance and operation of the stormwater management control features of the site.

Vote: Mr. Garvin, yes; Mr. Chinnock, yes; Mr. Way, yes; Ms. Harter, yes; Mr. Alexander, yes.  
[Motion carried 5-0]

#### **Case #25-106CU**

#### **Bridge Park, Block Y – Conditional Use**

**Request for review and approval of a Conditional Use to allow an unlined parking structure along the street in a mixed-use development. The 4.5-acre site is zoned BSD-SRN, Bridge Street District Scioto River Neighborhood and is located southeast of the Riverside Drive and W Dublin Granville Rd roundabout.**

Mr. Alexander moved, Mr. Garvin seconded approval of the Conditional Use.

Vote: Mr. Alexander, yes; Mr. Chinnock, yes; Mr. Garvin, yes; Ms. Harter, yes; Mr. Way, yes.  
[Motion ]

Mr. Way noted that as the following two cases pertain to the same project and property, they will be considered together this evening. Separate actions will be taken for each case.

Mr. Alexander recused himself from the following cases and left Council Chamber.

#### **Case #25-082PDP and #25-110CU**

#### **Bridge North Development – Preliminary Development Plan and Conditional Use**

**Request for review and approval of a Preliminary Development Plan to allow a new mixed-use development and request for review and approval of a Conditional Use to allow an unlined parking structure along the street. The 7-acre site is zoned BSD-SRN, Bridge Street District, Scioto River Neighborhood and is located northeast of the intersection of Riverside Drive and John Shields Parkway.**

### **Applicant Presentation**

Paul Ghidotti, Daimler Goup Inc., 1533 Lake Shore Drive, Columbus, introduced their Bridge North development, carefully distinguishing their project name from Crawford Hoying's protected "Bridge Park" designation while emphasizing the importance of coordination between the developments. As a Bridge Park resident himself who had lived there for a year before moving to Riverview, Mr. Ghidotti expressed personal investment in the walkable urban environment they aimed to extend northward.

He explained their development philosophy focused on creating central gathering spaces that Bridge Park somewhat lacked - places for respite, lunch breaks, and community programming. While following successful patterns established in Bridge Park, they sought to innovate by bringing active park space into their development rather than relying solely on spaces across streets.

Matt Canterbury, Daimler Group, 1533 Lakeshore Drive, Columbus presented the development design evolution, explaining how they approached the seven-acre site's challenges including the divided John Shields Parkway and a 20-21 foot grade change over 120 feet in the middle-eastern portion. Working extensively with staff, they focused on creating seamless continuity with Bridge Park while addressing the pedestrian connectivity challenges.

The traffic circulation plan addresses the limitation that northbound Longshore traffic must turn west on John Shields. The solution includes realigning John Shields Parkway to create a nine-foot median (increased from three feet) for safer pedestrian crossing. On Tuller Road, they proposed reducing from three lanes to two to slow traffic and accommodate the hotel's valet service aligning with garage access.

The central feature is a terraced park with over 21 feet of grade change between Mooney and Longshore. Mr. Canterbury described it as creating a dynamic space for programming - Wednesday acoustic nights, Friday family events - with architecture that responds to the open space. Multiple pedestrian connections include bridges between buildings, garage exits at different levels, and strategically placed elevator access points to create purposeful collisions of uses.

Edge Group's landscape design includes pocket parks throughout: a small park in the southwest corner, relief space along Mooney Street where the urban meets suburban context, a hotel pocket park with potential for an activating user, and terraced areas along the Tuller bike path providing respite areas at different entry points.

### **Staff Presentation**

Ms. Singh explained the two applications - preliminary development plan and conditional use for an unlined parking structure. The seven-acre site in the BSD Scioto River Neighborhood is bounded by Tuller Road to the north and proposed Mooney Street extension to the east, with significant grade changes presenting both challenges and opportunities.

The site is identified for gateway features at the northwest and southwest corners, with the southeast corner recognized as a terminal vista requiring special attention through vertical elements, public open space, or both. The code emphasizes pedestrian-oriented design meeting walkable urbanism principles.

The 2023 concept plan approval included conditions to consolidate hotel and garage access, reduce building massing to comply with height codes, explore parking reductions, create unique gateway features, and activate the Tuller Road elevation. The subsequent development agreement established requirements including one acre of open space dedication deficiency, specific central park and pocket park designs, allowance for bridges in public right-of-way, and approximately 618 parking spaces.

Staff identified several areas requiring continued work:

- Limited access intersection details along Longshore and Tuller
- Traffic improvements including John Shields realignment
- Additional landscaping where the planned Mooney Street connection won't connect to the Grand development
- Detailed open space analysis to meet minimum requirements
- Design interventions for gateway locations at Tuller/Riverside and Riverside/John Shields
- Enhanced architectural details for principal entrances
- Resolution of discrepancies between floor plans and elevations

The proposal includes:

- Hotel: corridor building type with 7 waivers
- Office: corridor building type with 8 waivers
- Residential A: corridor building type with 6 waivers, using Artiscraft caststone (with staff concerns about climate suitability at ground level)
- Residential B: corridor building type with 6 waivers
- Parking garage: requiring conditional use with 6 waivers
- Residential liner: corridor building type with 2 waivers

A total of 36 waiver requests were identified, with staff recommending approval of the Preliminary Development Plan with eight conditions and the Conditional Use with no conditions.

### **Commission Questions**

Mr. Garvin asked about the median on John Shields preventing left turns from Longshore. Ms. Wawszkiewicz confirmed this was preferred for long-term corridor planning as John Shields extends across the river, with the enhanced median improving walkability while maintaining necessary vehicular restrictions.

Regarding open space calculations, Ms. Singh confirmed this development, like earlier Bridge Park blocks, would count Riverside Crossing Park toward requirements, consistent with the development agreement discussions.

Ms. Harter inquired about Mooney Street parking, which is shown on both sides but will require continued discussion about counting western spaces toward requirements. She asked about slowing traffic on Tuller, with transportation staff confirming that narrowing travel lanes, bringing buildings closer to the street, and active bike facilities would help create the desired walkable environment.

Regarding the Grand development connections, Mr. Ghidotti confirmed two pedestrian connections and ongoing dialogue with Grand representatives about accessible pathways, though they could not confirm about veterinary clinic operations across the street.

Mr. Chinnock asked for more detail about streetscape activation beyond the pocket parks. Mr. Canterbury explained that commercial storefronts would maintain standard Bridge Park streetscape dimensions, but the central area would feature a curbless design lifting the road surface to plaza level, closing some parallel parking spaces, and creating one large experiential space. When asked about closing Longshore Street entirely, Mr. Canterbury explained that retail/restaurant success requires vehicular access and the operational needs for refuse and deliveries made complete closure impractical.

Mr. Way explored the concept of extending the central plaza character across Mooney Street to connect with the Grand's open space. The design team found this an interesting idea worth exploring, explaining their current heat map approach with smaller-scale overlook on the east for

seniors and patients, and larger active plaza space on the west. In response to a question about the garage trash access location off Longshore, the applicant explained that the 21-foot grade change and desire to minimize trash truck locations drove the current design limiting access points to two instead of potential three or four.

Regarding architectural concerns, Mr. Way highlighted apparent blank walls in building renderings, which the team indicated might be a rendering issue as fenestration should exist. He emphasized the importance of the Tuller/Riverside corner as a gateway, suggesting it needed more than signage - perhaps transparency, form, lighting, or art. Mr. Meyers responded that the Hilton Tempo hotel brand allows custom identity opportunities, showing examples of large-scale murals from other projects that could create district identity visible even from the highway.

### **Public Comment**

Miguel Gonzalez, Moody Nolan, 300 Spruce Street, Suite 300, Columbus, sought clarification about staff comments on Artiscraft material use, suggesting Adair domestic limestone as used elsewhere would be more appropriate for ground-level application.

### **Commission Discussion**

Mr. Chinnock expressed support while encouraging the team to push further toward something unique and special that would draw people north from Bridge Park. He wanted to see more innovation in the final design.

Ms. Harter agreed they were on the right track with the mix of uses, emphasizing not to forget Mooney Street as an opportunity for connection and activation.

Mr. Garvin simply expressed satisfaction that all were aligned on giving additional attention to the gateway corner.

Mr. Way expressed appreciation for the proposal's many great aspects in both architecture and landscape, noting this was their third review and stating her full support.

### **Case #25-082PDP**

#### **Bridge North Development – Preliminary Development Plan**

**Request for review and approval of a Preliminary Development Plan to allow a new mixed-use development. The 7-acre site is zoned BSD-SRN, Bridge Street District, Scioto River Neighborhood and is located northeast of the intersection of Riverside Drive and John Shields Parkway.**

Mr. Garvin moved, Ms. Harter seconded approval of the following waivers  
Hotel Building

1. 153.062(O)(5)(a)(2) – Maximum Impervious Coverage to allow for 87% lot coverage where 80% is permitted.
2. 153.062(O)(5)(a)(1) – Uses and Occupancy Requirements to allow a trash room at a depth of 12.83 feet and a water room and mechanical room at a depth of 27 feet where a minimum of 30 feet is required.
3. 153.062(O)(5)(d)(3) – Principal Entrance Location to allow for the principal entrance on Longshore Street (not a principal frontage street) where it is required on the primary street façade.

4. 153.062(O)(5)(d)(3) – Street Facades: Number of Entrances to allow 2 entrances along Riverside Drive, 2 entrances along Longshore Street, and none along Tuller Road where the requirements would be 4, 4, and 2, respectively.
5. 153.062(O)(5)(d)(3) – Street Façade Transparency to allow 37% street façade transparency where a minimum of 60% is required.
6. 153.062(N)(4)(a)(5) – Façade Requirements to allow vents, air conditioners, and other utility elements along the street facing building facades where they are prohibited.
7. 153.062(E)(1)(c) – Permitted Primary Materials to allow clay thin brick as a Primary Material where it is not currently permitted.

Office Building

8. 153.062(O)(5)(a)(2) – Maximum Impervious Coverage to allow for 96% lot coverage where 80% is permitted.
9. 153.062(O)(5)(a)(1) – Front Property Line Coverage to allow 61% where 75% is required.
10. 153.062(O)(5)(a)(1) – Occupation of Corner to allow none at the intersection of Riverside Drive and John Shields Parkway where it is required.
11. 153.062(O)(5)(b) – Ground Story Height to allow 18 feet at the south end, 19 feet at the north end, 21.5 feet at the north end and 20 feet at the south end where the maximum is 16 feet.
12. 153.062(O)(5)(b) – Upper Story Height to allow 15.33 foot height on the fifth floor where a maximum of 14 feet is permitted.
13. 153.062(O)(5)(d)(3) – Principal Entrance Location to allow principal entrance along Longshore Street which is not the principal frontage street as required.
14. 153.062(O)(5)(d)(3) – Street Façade to allow for no entrance along John Shields Parkway where 2 entrances are required.
15. 153.062(D)(1)(a) – Parapet Height to allow 1'4" high parapet where a minimum of 2' is required.

Residential A

16. 153.062(O)(5)(a)(2) – Maximum Impervious Coverage to allow for 96.5% lot coverage where a maximum of 80% is permitted.
17. 153.062(O)(5)(a)(1) – Front Property Line Coverage to allow 73% along John Shields Parkway where a minimum of 75% is required.
18. 153.062(O)(5)(b) – Ground Story Height to allow 17.6 feet at the south end and 196 feet at the north end where a maximum of 16 feet is permitted.
19. 153.062(O)(5)(a)(1) – Uses and Occupancy Requirements to allow for full depth trash room along west elevation where a minimum of 30 ft. depth of occupied space is required.
20. 153.062(O)(5)(d)(3) – Principal Entrance Location to allow for principal entrance along Mooney Street which is not the principal frontage street as required.
21. 153.062(O)(5)(d)(3) – Street Facades to allow for no entrance along John Shields Parkway where 2 are required and to allow 2 entrances along Mooney Street where 5 are required.

#### Residential B

22. 153.062(O)(5)(a)(2) – Maximum Impervious Coverage to allow for 95% lot coverage where the maximum permitted is 80%.
23. 153.062(O)(5)(a)(1) – Front Property Line Coverage to allow 53% along Riverside Drive where a minimum of 75% is required.
24. 153.062(O)(5)(b) – Ground Story Height to allow 18 feet at the south end, 20.6 feet at the south end and 24.6 at the north end where the maximum permitted is 16 feet.
25. 153.062(O)(5)(d)3 – Principal Entrance Location to allow for principal entrance along Longshore Street which is not a principal frontage street as required.
26. 153.062(O)(5)(b) – Vertical Façade Increments to allow for approximately 54' vertical façade increment along Riverside Drive where the maximum permitted is 45'.
27. 153.062(D)(1)(b) – Parapet Wrap: Parapet shall wrap around all sides of the building to allow for height to drop at multiple locations.

#### Garage Building

28. 153.062(O)(5)(a)(2) – Maximum Impervious Coverage (Combined with Residential Liner) to allow for 95% lot coverage where a maximum permitted is 80%.
29. 153.062(O)(11)(a)(1) – Front Required Building Zone to allow encroachment beyond the front RBZ. 2.5 feet from Tuller Road and .83 feet from the shared stairwell where 5-25 feet is required.
30. 153.062(O)(11)(a)(1) – Corner Side Required Building Zone to allow 3' encorachment along mooney Street right of way where 5-25 feet is required.
31. 153.062(O)(11)(a)(2) – Maximum Building Length to allow for 329.33 foot length where the maximum permitted is 300'.
32. 153.062(O)(11)(a)(2) – Tower Location to allow for tower on one principal frontage street; not a terminal vista as required.
33. 153.062(D)(4)(b) – Tower Height to allow a width of 19 feet.
34. 153.062(B)(5)(a)(1) – Entrance/Exit Lanes to allow for 2 entrances and 3 exit lanes where 3 entrances and 4 exit lanes are required.

#### Residential Liner

35. 153.062(O)(5)(b) – Ground Story Height – to allow 18' at the south end, 20.6' at the south ent and 24.6' at the north end where the maximum permitted is 16'.
36. 153.062(O)(5)(a)(1) – Uses and Occupancy Requirements to allow for full depth trash room along the west elevation where a minimum 30' depth of occupied space is required at the ground story facing streets.

Vote: Mr. Chinnock, yes; Mr. Way, yes; Ms. Harter, yes; Mr. Garvin, yes.  
[Motion carried 4-0]

Mr. Garvin moved, Ms. Harter seconded approval of the Preliminary Development Plan with the following conditions:

1. The applicant should continue to work with staff to enhance the design of the northwest corner of the Hotel Building to create a more prominent architectural

gateway at the northern limit of the Bridge Street District and to minimize the presence of the blank wall condition on the upper stories of the south elevation.

2. The applicant provide unique gateway design at the intersection of John Shields Parkway and Riverside Drive.
3. The applicant work with staff to refine the Residential A Building including revising the exterior cladding scheme in the upper stories adjacent to the amenity space to provide more visual interest on the east façade; introducing additional vertical elements in the architecture and open space design of the terminal vista area; and enhancing the pedestrian experience along the blank wall area adjacent to the east Plaza architecturally, or with landscaping.
4. The applicant work with staff to revise the north and south elevations of Residential B Building for improved cohesiveness and consistency in the design of the elevation.
5. The applicant continue to work with staff to refine the Mooney Street façade design of the Garage.
6. The applicant should continue to work with staff to enhance the design of the vehicular and pedestrian entrances to the parking structure along the Longshore Street façade of the Residential Liner building to create a stronger connection to the Hotel entrance across the street.
7. The applicant should continue to work with staff on architectural details of all the buildings based on the comments provided in planning report prior to FDP.
8. The applicant provide a parking plan at FDP.

Vote: Ms. Harter, yes; Mr. Chinnock, yes; Mr. Way, yes; Mr. Garvin, yes.  
[Motion carried 4-0]

#### **Case #25-110CU**

#### **Bridge North Development – Conditional Use**

**Request for review and approval of a Conditional Use to allow an unlined parking structure along the street in a mixed-use development. The 7-acre site is zoned BSD-SRN, Bridge Street District, Scioto River Neighborhood and is located northeast of the intersection of Riverside Drive and John Shields Parkway.**

Mr. Chinnock moved, Ms. Harter seconded approval of the Conditional Use

Vote: Mr. Garvin, yes; Mr. Way, yes; Mr. Chinnock, yes; Ms. Harter, yes.  
[Motion carried 4-0]

Mr. Alexander returned to the dais.

#### **COMMUNICATIONS**

Ms. Rauch announced the next meeting would be December 11th. Meeting dates for 2026 would be sent out this week for review, with adoption planned at the December meeting. Previously approved January and February dates would be reaffirmed unless changes were needed.

#### **ADJOURNMENT**

The meeting was adjourned at 11:14 pm.



Chair, Planning and Zoning Commission



Jayne Maxwell

Deputy Clerk of Council