

## PLANNING REPORT

### Administrative Review Team

Thursday, March 13, 2025

# Bridge Park Block J Tree Removal 25-021MPR

<https://dublinohiousa.gov/art/25-021/>

#### Case Summary

Address	4370 Dale Drive, Dublin, Ohio 43017
Proposal	Review and approval for tree removal ahead of the development of the site.
Request	Review and approval of a Minor Project Review under the provisions of Zoning Code Section 153.066.
Zoning	BSD-SCN, Scioto River Neighborhood District
Planning Recommendation	<u>Approval of the Minor Project Review with conditions.</u>
Next Steps	Upon review and approval from the Administrative Review Team (ART), the applicant may file for a tree removal permit through the Planning Department, as applicable.
Applicant	Sarah Wilson, EMH&T
Case Manager	Zach Hounshell, Planner II (614) 410-4652 <a href="mailto:zhounshell@dublin.oh.us">zhounshell@dublin.oh.us</a>



#### Community Planning and Development



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## Site Location Map



## 25-021MPR - Bridge Park Block J Tree Removal

### Site Features

- 1 COTA Park and Ride
- 2 Vacant Daycare building and parking lot
- 3 Significant grade change from Dale Drive



## 1. Background

### Site Summary

The combined ±5.37-acre site is zoned BSD, Bridge Street District – Scioto River Neighborhood, located southeast of Dale Drive and Bridge Park Avenue. The site consists of 5 properties containing an existing COTA Park and Ride lot, a vacant daycare facility, parking for Wendy’s property, and the staging area for The Bailey development to the west. The site features significant grade change from the northwest corner to Dave Thomas Boulevard and the southwest corner. An abandoned stream bed is located centrally on the site, with mature vegetation lining the bed.

A Concept Plan application was reviewed by the Planning and Zoning Commission in December 2024 for the development of this site. The PZC recommended approval of the application to City Council. The Concept Plan is accompanied by a development agreement, which will require approval by City Council at a future meeting. The next steps for the development include Preliminary and Final Development Plan approval through the PZC.

## 2. Project

### Summary

The applicant is proposing to clear the property of existing trees in anticipation for the future development of Bridge Park Block J. The tree clearing is anticipated to be completed prior to March 31 to meet Ohio tree clearing requirements.

#### *Tree Clearing*

The applicant has split the tree removals into 3 categories: Trees that are within the footprint of proposed buildings, trees outside the proposed buildings, and trees to be transplanted and used within the proposed open space of Block J. The applicant is proposing to remove the following trees from the site:

<i>Inside Building Footprint Totals</i>	<i>Caliper Inches Removed</i>
Poor Condition Ash Trees	43
Fair to Good Condition Ash Trees	32
Other Trees	382

<i>Outside Building Footprint Totals</i>	<i>Caliper Inches Removed</i>
Poor Condition Ash Trees	43
Poor Condition Silver Maple Trees	14
Other Trees	578

<i>Trees to be Transplanted for Future Use Totals</i>	<i>Caliper Inches Removed</i>
London Plane Trees	67

The applicant will be required to submit a tree replacement plan with the Final Development Plan of Block J and identify the locations of the transplanted trees. Additionally, the COTA Park-



and-Ride and Wendy's sites are currently not owned by the applicant, and the request includes trees being removed from their sites. The applicant should provide Staff with written consent that the sites can be cleared by the property owners, prior to tree removal on the COTA or Wendy's site.

### 3. Plan Review

#### Wireless Communications Facilities Review Analysis

Criteria	Review
1. The Minor Project shall be consistent with the Community Plan, and all BSD adopted plans, policies, and regulations.	<b>Criterion Met with Condition.</b> The request is consistent with the procedures for site improvements prior to the approval of a development plan. However, the applicant should provide Staff with written consent that the sites can be cleared by the property owners, prior to tree removal on the COTA or Wendy's site.
2. The Minor Project is consistent with the approved Final Development Plan.	<b>Not Applicable.</b>
3. The Minor Project is consistent with the record established by the Administrative Review Team.	<b>Criterion Met.</b> The request is consistent with previous site improvement approvals throughout the BSD ahead of development.
4. The Minor Project meets all applicable use standards.	<b>Not Applicable.</b>
5. The proposed improvements meet all applicable requirements of the BSD Code and responds to the standards of the BSD Design Guidelines.	<b>Criterion Met.</b> The request meets the requirements of the BSD Code.

#### Recommendation

Planning Staff recommends **Approval** of the Minor Project with conditions:

- 1) The applicant provide Staff with written consent that the sites can be cleared by the property owners, prior to tree removal on the COTA or Wendy's site.