

## PLANNING REPORT

# Planning and Zoning Commission

Thursday, May 1, 2025

## Bridge Park, Block H 25-143AFDP

<https://dublinohiousa.gov/pzc/24-143/>

### Case Summary

Address	PIDs: 273-012751 and 273-012752
Proposal	Develop ten 3-story townhome buildings on a +/- 2.25-acre site. The site is located southeast of the intersection of John Shields Parkway and Mooney Street.
Request	Review and approval of an Amended Final Development (AFDP) Plan under the provisions of Zoning Code Section 153.055.
Zoning	BSD – SRN, Bridge Street District – Scioto River Neighborhood
Planning Recommendation	<u>Approval of the Amended Final Development Plan</u> with Waivers and Conditions.
Next Steps	Upon approval of the AFDP, the applicant may apply for Building Permits.
Applicant	Sarah Wilson, EMH&T
Case Manager	Rati Singh, Assoc. AIA, Planner I <a href="mailto:rsingh@dublin.oh.us">rsingh@dublin.oh.us</a> (614) 410-4533

### Community Planning and Development



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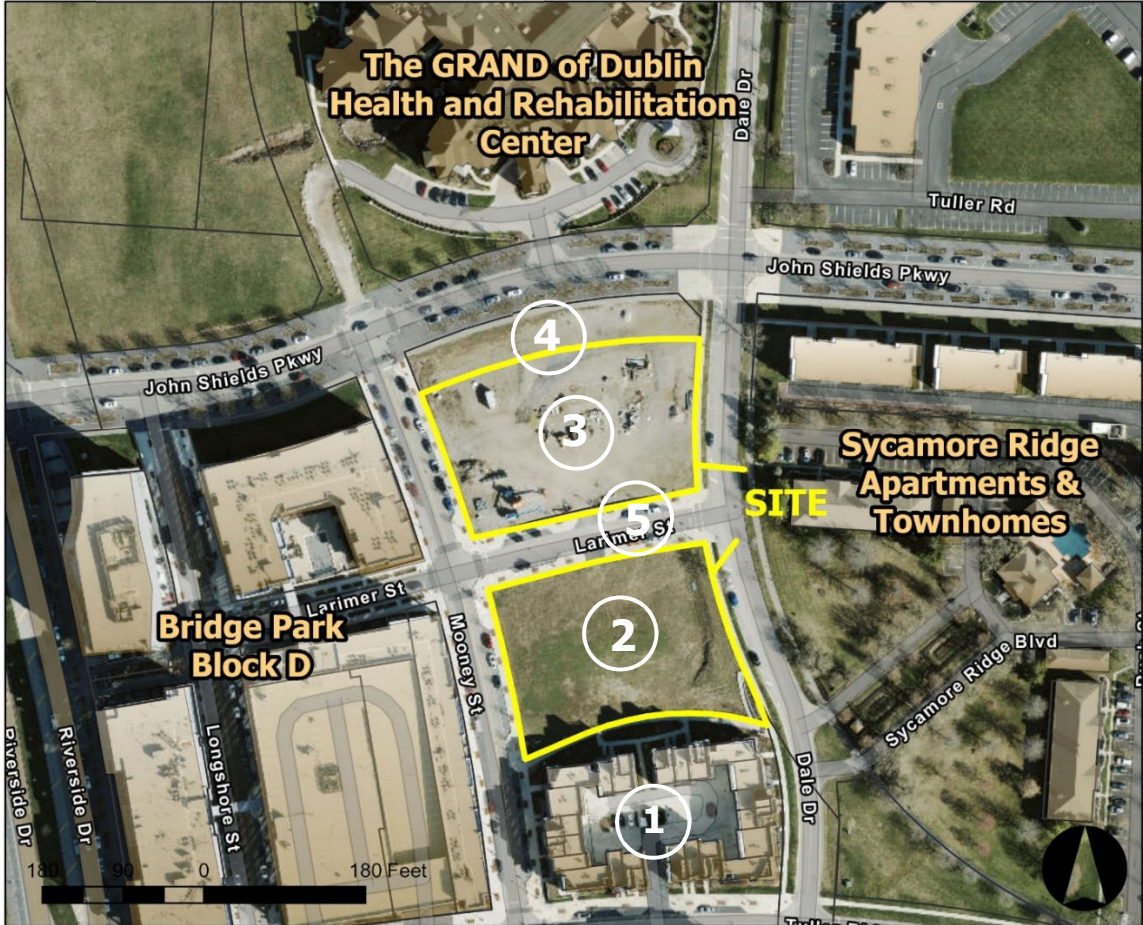
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**Site Location Map**

**24-143AFDP - Bridge Park, Block H**



- Site Features**
- 1 Existing Townhomes and Open Space H1
  - 2 Project Site H2
  - 3 Project Site H3
  - 4 John Shields Greenway
  - 5 Proposed Curb Cut Modifications



# 1. Request and Process

## Request

The applicant is seeking review and approval for an Amended Final Development Plan to modify a previously approved Final Development Plan. Key modifications include:

- Relocation of existing curb-cuts
- Revised Building Type and elevations (42 single-family attached homes)



Previously approved Site Plan



Site Plan

## Process

Modifications to approved developments that exceed Staff's approving authority require review and approval by the PZC.

1. *Concept Plan*
2. *Preliminary Development Plan (PDP)*
3. *Final Development Plan (FDP)*
4. *Amended Final Development Plan (AFDP)*

## 2. Background

### Site Summary

The combined ±2.2-acre site consists of two parcels zoned BSD-SRN, Bridge Street District – Scioto River Neighborhood. It is located south of John Shields Parkway, between Mooney Street and Dale Drive, and bisected by Larimer Street. Both parcels are located in Block H and were previously granted approval for Phases H2 and H3 of the block development, with access to each via Larimer Street. The southern parcel (Phase H2) is 1.09 acres in area with frontage on Larimer Street, Dale Drive, and Mooney Street. It is adjacent to phase H1, which contains two townhome structures built in 2019. The northern parcel (Phase H3) is 1.15 acres in size with frontage on all four roads including John Shields Parkway.

### Case History

#### *September 2024*

Case 24-099, PZC provided non-binding feedback on an Informal Review application for site plan and design modifications to a previously approved FDP. The Commission generally supported the proposed modifications but recommended:

- Removing one unit to allow for better rear circulation.
- Incorporating additional architectural details to maintain a character reflective of the H1 building
- Designing the rear elevations to reflect the quality along the front elevations.
- Continuing to work on internal circulation, parking, and maneuverability.
- Allowing pedestrian access from John Shields Parkway.
- Adding front landscaping opportunities to all units.
- Explore thing opportunity to interface with the John Shields Greenway including providing meaningful open spaces, permeable views between buildings, and further detailing of the proposed screening walls.

The applicant has worked with staff to address the Commission comments. Due to the grading and easement locations, some of the recommendations could not be achieved. The current proposal continues to include 42 units.

#### *July 2017*

Case 25-055, PZC approved a Site Plan Review and Waiver Review for a residential development of 64 condominiums in Block H. Phase H1 with 23 townhomes was completed in 2019. Larimer Street was also constructed as part of that project, and included sidewalks, on-street parking and curb cuts to serve Phases H2 and H3.

#### *December 2016*

Case 16-097, PZC approved a Site Plan Review and Waiver Review for a residential development of 73 townhomes in six buildings.

### 3. Bridge Street District

#### BSD-SRN, Bridge Street District – Scioto River Neighborhood

The BSD Code establishes Neighborhood Districts where special attention to location and character of buildings, streets, and open spaces is important to establish a coordinated mix of uses that fulfills the objectives identified in the BSD Special Area Plan within the Community Plan. Each neighborhood anticipates the conceptual layout of critical elements including street connections, open spaces, and gateways.

The BSD-SRN Neighborhood District provides a significant opportunity for a well-planned and designed neighborhood with a balanced mix of land uses. Predominant land uses include a residential presence to complement and support a strong mix of uses, with office employment and supporting service and commercial uses. A comfortable, walkable street network is intended to convey a strong sense of connection between each of these diverse but complementary land uses.

The site is centrally located in the neighborhood and is bordered by John Shields Parkway to the north and Mooney Street to the west. John Shields Parkway is identified as a greenway that connects BSD-SRN with Sawmill Center Neighborhood, creating bicycle and pedestrian connections as well as natural corridors. Greenways are intended to provide a combination of informal and well organized, primarily linear open spaces that serve to connect open space types and major destinations within and outside the Bridge Street District. The John Shields Greenway has already been dedicated with the original approval of Block H, with the greenway owned and maintained by the City.



### 4. Project

#### Site Layout

The proposed layout is similar to the plan presented at the Informal Review. The Block H2 and H3 sites are located on the north and south side of Larimer Street, bounded by Dale Drive and Mooney Street. Block H2 will include 21 units across 4 buildings, and Block H3 will include 21 units across 5 buildings. The buildings are oriented parallel to the right-of-way and property lines, creating public-facing facades along the street frontage, with private motor courts for garage access off of Larimer Street. Public open spaces are proposed at the intersections of Dale Drive and Mooney Street with John Shields Parkway.

**Architecture**

The proposed architecture traditional with modern features, with each building exhibiting a consistent character through its material finishes and details. Based on the feedback from the Informal Review, the buildings have been further refined, incorporating appropriate architectural elements to enhance all facades. Architectural diversity is achieved through the careful selection of building materials, the use of recesses and projections, variations in entrance locations and stoop sizes, and differences in window types and placements. High-quality materials with an urban appearance are proposed, in accordance with the BSD Code. The overall aesthetic is cohesive and maintains a contemporary look that is complementary to the existing Block H1 building.



Block H1



Current Proposal

**Building Type Analysis**

**Siting**

The Single-Family Attached Building Type requirements reflect the intent of the Bridge Street District, to create an urban form of development, with buildings fronting public streets to engage the streetscape and parking to the rear of the site. These requirements are intended to contribute to creating an urban, walkable, pedestrian-oriented district, by setting required building zones (RBZ), front property line coverage minimums, and other development standards.

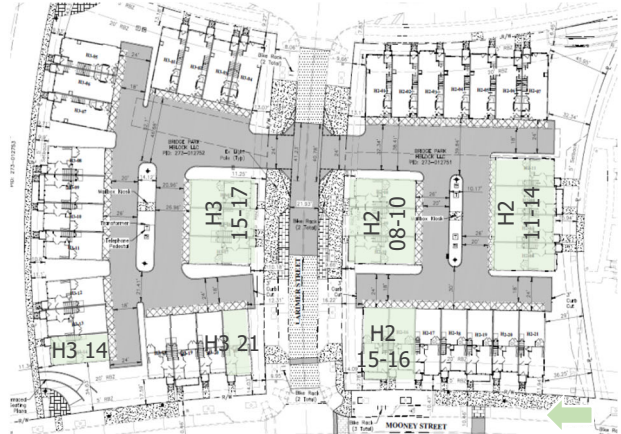
The site has constructions limitations due to the topography, which impacts the front property line coverage requirement at certain locations. Front property line coverage is not met along Dale Drive for Block H2 and along Dale Drive, John Shields Parkway and Mooney Street for Block H3. *Waivers are required to address this requirement.* Similar Waivers were supported at the previous approval in 2017. The RBZs are not shown correctly on the site plan, and the applicant is required to provide an updated site plan prior to the Building Permit stage, which is included as a condition of approval. Listed below is the building siting summary:

Single-Family Attached Building Type Siting Summary		
	Required	Met
Front RBZ	5-20 feet	Met
Front property line coverage	75%	Not Met at certain locations (Waivers requested) Block H2: 71% along Dale Drive Block H3: 50% along Dale Drive; 65% along John Shields Parkway Met at all other locations

Occupation of Corner	Yes	Met with buildings and pocket park
Buildable Area	70% (additional 20% semi-pervious)	Met
Side & Rear Yard Setback	5 feet	Met
Minimum distance between buildings	10 feet	Met
Parking	Inside or Rear of Building	Met (Rear loaded garages)

**Height**

Code requires the minimum finished floor elevations to be at 2.5 feet above the sidewalk elevation. Units 08-16 in Block H2 and Units 14-17 and 21 in Block H3 do not meet this requirement due to grading constraints. A Waiver is required to address this requirement. Listed below is the height requirement summary:



Site Plan (units not meeting the finished floor level highlighted)

Single-Family Attached Building Type Height Summary		
	Required	Met
Height	Minimum 1.5/Maximum 4 stories	Yes (2.5 to stories)
Finished Floor Elevation	2.5 feet above sidewalk	Not met for H2 08-16, Block H3, units 14-17 and unit 21 (Waivers requested)
Stories Height	Min 10 feet/Max feet	Met

**Facade Requirements**

*Street Façade & Non-Street Façade Transparency*

The Single Family Attached Building type requires a minimum of 20% transparency along street-facing façades and 15% transparency along non-street façades. The transparency calculations are listed in Appendix A (*Façade Requirements*), which is provided as a separate document in the packet.

All street-facing facades meet and exceed the required 20% transparency. However, the transparency on the side elevations ranges from 5% to 15% across all floors for each building, primarily due to internal layout constraints. On the rear elevation, garages are proposed on the ground floor, preventing all buildings from meeting the minimum transparency requirement. Therefore, Waivers are needed for both the side and rear elevations where the minimum required transparency is not achieved.

### *Blank Wall Limitations*

Code does not allow more than 15 feet of horizontal surface to be windowless. Based on the design limitations and the location of the garages, Waivers are required for all the side and rear elevations to address the blank wall limitation requirement. The standard is met on all front façades.

### *Stoops*

Per Code, a raised stoop of at least three steps, with a minimum depth and width of 5 feet, is required. Most units meet this minimum stoop size; however, Block H2 Units 01-03 and Block H3 Unit 09 fall short, as their minimum depth is 1-2 feet less than 5 feet due to the location of easements. A Waiver is required to address this requirement.

### *Balconies*

Code requires balconies to have a minimum open area of six feet deep and five feet wide. Due to the limitation of the floor system of the townhomes, 5'3" is the maximum length that can be achieved with cantilevered balconies. A Waiver is required to address this requirement.

### *Façade Divisions*

Code requires vertical divisions at every two units or at increments no greater than 40 feet. The side elevations are 44 feet in length and no vertical divisions are provided, so a Waiver is required to address this requirement. Due to site topography and the design of the units, vertical transitions are not feasible and hence staff has worked with the applicant on refining the side elevations to mitigate the impacts. The applicant is proposing projecting bay windows with cladding on all side elevations.

### *Window Orientation*

Code requires that windows be vertically oriented with architecturally appropriate divisions, sills, and lintels. All the windows on the front elevations are vertically oriented and feature the necessary divisions, projecting sills, and lintels. However, the proposed side elevations include horizontal windows on the upper levels. According to the code, horizontally oriented windows are only permitted on non-street-facing façades; therefore, a Waiver is required for these upper-level side windows. The placement of these windows is determined by the internal layout. If these windows are omitted, it will affect the transparency and the compliance with the black wall limitation requirement.

### *Façade Materials*

Per Code, a minimum of 80% of each façade visible from street or adjacent property shall be constructed with primary materials. For façades over 1,000 square feet, a combination of permitted primary and secondary materials may be used to achieve the 80% requirement. The material calculations for each façade for all the ten buildings are listed in the Appendix A (*Façade Requirements*). The minimum material requirements are met for all the façades except the rear ones, where the percentage varies between buildings and ranges from 33% to 79%, thus requiring a Waiver.

Permitted primary materials are:

- Stone, manufactured stone, full-depth brick, and glass

Permitted secondary materials are: (limited to details and accents)



- Glass fiber reinforced gypsum, wood siding, fiber cement siding, metal, and exterior architectural metal panels.

The applicant is proposing following building Materials:

- Brick as the primary material: Bourbon Trail, Stone Mountain and Alpine Select
- Fiber cement siding as a secondary material. Siding is proposed on rear facades in two colors: 'Shark' and 'Shadowy'; Siding on the towers: 'Up in Smoke'
- Fiber cement box bays painted in 'Illumination' warm white color
- Windows, railings, canopy fascia and tension rods: painted black
- Doors: 'Up In Smoke' color
- Garage doors are painted 'Gray Marble'
- Asphalt pavement; Staff recommends brick paver aprons to ensure that the entry of Block H2 and Block H3 meets the high-quality standards within BSD. A condition of approval addresses this.
- Brick Paver: Details not provided (condition of approval)



*Units facing Dale Drive*



*Internal Court View*

<b>Façade Requirements Summary</b>		
	Required	Met
Street Façade Transparency	20%	Not Met for side elevations; Waiver Required
Non-Street Façade Transparency	15%	Not Met for all rear elevations; Waiver Required
Primary Building Materials	80% for all facades visible from street	Not Met for rear elevations; Waiver Required
Black Wall Limitation	Yes	Not Met for side and rear elevations; Waiver Required
Building Entrance Location	Front, Corner, Side	All units have front facing entrances
Street Façade: Number of Entrances	1	Yes
Parking Lot Façade: Number of Entrances	1	Yes
Stoop	Raised Stoop with at least three steps	Not Met for H2 Units 01-03 and Block H3 Unit 09; Waiver Required
Façade Divisions	Vertical divisions at 40 foot maximum increments	Not Met (44' side elevations); Waiver Required

Balconies	Minimum 6 feet deep x 5 feet wide	Depth not met (5'3"); Waiver Required
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**Roof Types**

The applicant is proposing a parapet roof, which is one of the roof types permitted by code. The parapet height is proposed to be 3.7 feet, which meets the Code requirement. Code requires the parapet to wrap around all sides of the building. However, the the applicant is proposing the use of railings at the rear façades since rooftop decks are available as an option. The parapets along the side elevations would wrap around the corners for a short distance in order to create a logical transition to the railings. A Waiver is required to address the requirement.

**Towers**

For a Single-Family Attached Building Type, only one tower is permitted per building. This tower may be located on facades at terminal vistas, at the corners of two principal frontage streets, or adjacent to an open space. In this case multiple towers are proposed, with an individual tower for each unit, except for Block H3 Units 18-21. The towers are proposed as circulation towers and located at the center of each unit to accommodate proposed interior layout. Staff has worked with applicant to explore options of combining these towers and bringing them to the front in an effort to meet the Code. However, in order to maintain privacy and due to the positioning of the staircases, the location of the towers is limited. Waivers are requested to address this requirement.

**Open Space**

Open Space requirements within the Bridge Street District are dictated by the number of commercial or residential units in the development. A minimum of 200 square feet of publicly accessible open space is required per each dwelling unit. Based on the total number of units, 8,400 square feet (0.19-acre) of open space is required. The open space requirements for the entirety of Block H was met with the previous approval, and a total of 0.38 acres of public open space has already been provided as the John Shields Parkway Greenway. This Greenway, along with other previously-approved publicly accessible open spaces, is located within 660 feet of the main entrances to the residential units, satisfying the Code requirements. Two pocket parks (0.06 acre) are proposed along John Shields Parkway.



*Units facing John Shields Parkway*

## Landscaping

The overall landscape design features a diverse combination of evergreen hedges, deciduous hedges, ground cover, and both deciduous and ornamental trees. This variety is intended to maintain visual interest throughout the year while providing sufficient screening from surrounding roads.

Per Code, the RBZ must include landscaping, patios, or streetscape elements. At the intersection of John Shields Parkway and Dale Drive, a mix of these features, along with a brick paver path, is proposed. High-quality site furnishings are provided to comply with walkability standards, ensuring comfort and convenience for users. Additionally, at the intersection of John Shields Drive and Mooney Street, landscaped terraced pocket park are proposed, complete with site furnishings to enhance usability. Benches are proposed between Blocks H1 and H2 that will match the existing benches in the adjacent open space.

Code requires that surface parking lots and other vehicular areas located within 40 feet of a public street either be landscaped or include a street wall. Due to easement constraints, the installation of street wall as was shown during the Informal Review is no longer feasible; however, ample landscaping is provided to ensure adequate screening.

## Lighting

Per Code Section 153.065 (F), lighting for single-family attached dwellings, pedestrian walkways, and ground lighting is exempt from fixture power and efficiency requirements. The applicant has proposed a post-top light pole with a post-top luminaire in the pocket park and the internal courts. The photometric plan demonstrates satisfactory lux levels; however, no cut sheets have been provided. This is as addressed in a recommended condition of approval.

## Access & Parking

Access to the block was approved as part of the previous Final Development Plan (FDP), and curb cuts along Larimer Street have already been constructed. The current proposal involves relocating the curb cuts to facilitate the organization of the individual buildings. For single-family attached buildings, a maximum of two parking spaces is allowed per dwelling unit, and each unit will include a two-car garage. No parking will be provided within the central courts. While bicycle parking is not required for attached and detached single-family residential uses, the previous approval included bike parking, and the applicant is providing 13 bike parking spots.

The applicant will continue to make site adjustments to address any comments from the Washington Township Fire Department (WTFD) the Building Permit stage. If feasible, staff recommends replacing some of the pavement space at the entry to Block H3 with green space as part of these adjustments to the satisfaction of staff and WTFD.

## Engineering

Engineering staff will continue to review and provide additional review comments at the building permit process. The applicant must continue to work with Engineering to ensure the all the requirements are met.

## 5. Plan Review

### Waiver Review

Requirement	Request	Review
1. Front Property Line Coverage <i>Section 153.062 (O)(4)(a)(1)</i>	To allow for front property line coverage less than 75% (H2: along Dale Drive H3: along Dale Drive, John Shields Parkway and Mooney Street)	Due to layout and existing site topography, front property line coverage requirements is not met. With the incorporation of pocket parks along John Shields Parkway, staff is supportive of the approach as the intent to create an active walkable corridor is achieved via a combination of buildings and landscaping.
2. Street Façade Transparency <i>Section 153.062 (O)(4)(d)(1)</i>	To allow for full façade transparency less than 20% for all side elevations and rear elevation.	Due to the internal layout and garage locations, the transparency requirement is not met. Architectural design features are incorporated to ensure that the spirit and the intent of the Code is met.
3. Blank Wall Limitations <i>Section 153.062 (O)(4)(d)(1)</i>	To allow for windowless portions of side and rear elevation walls with a horizontal distance greater than the Code limit of 15 feet	The requirements is not met due to the configuration of the internal layout and the location of the garages. Architecturally-appropriate design elements are added to the street-facing side elevations to create visual interest and mitigate the blank wall impact.
4. Façade Materials <i>Section 153.062 (E)(1)(a)</i>	To allow for less than 80% primary materials on rear elevations (visible from street)	Mix of brick veneer and siding is proposed at the rear. The applicant has creatively transitioned primary building materials to the rear of the building ensuring the development meets the intent of the Code requirements. The location of the garages on rear façades further impacts the percentage. The applicant is proposing brick rear façades at the end units to ensure continuity of the architectural elements, where highly visible from the

street. They are also providing a continuous brick water table at the rear.

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|---|--|---|
| 5. Tower Quantity, and Height<br>Section 153.062<br>(D)(4)(a) & D(4)(b) | To allow for multiple towers not located on the front façade, and the width of a tower to exceed its height. | To ensure privacy of the townhomes and due to limitations associated with the interior location of the staircase, the tower location is limited. Since these are used as circulation tower, staff is supportive of the location and the size. |
| 6. Balcony Size<br>Section 153.062<br>(I)(1)(a)                         | To allow all balconies to be less than 6 feet deep.  | Due to the limitation of the floor system of the townhomes, 5'3" is the maximum projection that can be achieved with cantilevered balconies. All the balconies exceed the minimum width requirements and meet the intent of the Code.         |
| 7. Minimum Finished Floor Elevation<br>Section 153.062<br>(O)(2)(b)     | To allow for finished floor elevation below 2.5 feet for Block H2 08-16 & Block H 15-17, 21                  | The finished floor elevation is restricted due to the location of easements. Staff is supportive of the Waiver since the intent to meet the Code objective is reflected for most of the townhomes.  |
| 8. Minimum Stoop Size<br>Section 153.062 (I)(3)                         | To allow for stoop depth less than 5 feet for Block H2 01-03 & H3 09   | The Waiver is needed due to limited clearance to right of way or property lines. The entrance design for the townhomes is well designed with high quality materials and given prominence on the façade at a pedestrian scale.                 |
| 9. Horizontal Windows<br>Section 153.062<br>(I)(1)(h)                   | To allow for horizontal windows on all side elevations facing street.  | The window location is limited due to the internal layout. If these windows were omitted, there would be an impact on the transparency and black wall limitation requirements.  |

<p>10. Vertical Façade Division Section 153.062 (O)(2)(d)(4)</p>	<p>To allow for no vertical façade division for widths greater than 40' (44')</p>	<p>Due to site topography and the design of the units, the vertical transitions are not a possibility. With the box bay windows on all side elevations, a vertical transition is achieved on the second floor. Given that the proposed width only exceeds the maximum limit by 4 feet, staff is supportive of the Waiver.</p>
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**Amended Final Development Plan**

Criteria	Review
<p>1. The plan conforms in all pertinent respects to the approved preliminary development plan.</p>	<p><b>Criterion Met with Waivers:</b> The proposed modifications are largely consistent with the approved development plan of the site when combined with Waivers.</p>
<p>2. Adequate provision is made for safe and efficient pedestrian and vehicular circulations within the site and to the adjacent property.</p>	<p><b>Criterion Met:</b> The proposal provides safe and efficient pedestrian and vehicular circulation within and around the property.</p>
<p>3. The development has adequate public services and open spaces.</p>	<p><b>Criterion Met:</b> The proposal exceeds the open space requirements of the developments and provides two pocket parks.</p>
<p>4. The development preserves and is sensitive to the natural characteristics of the site in a manner that complies with the applicable regulations set forth in the Code.</p>	<p><b>Criteria Met:</b> The proposal takes into existing topography and the proposed design creatively provides pocket parks at an otherwise undevelopable location.</p>
<p>5. The development provides adequate lighting for safe and convenient use of the streets, walkways, driveways, and parking areas without unnecessarily spilling or emitting light onto adjacent properties or the general vicinity.</p>	<p><b>Criterion Met with Condition:</b> Lighting for single-family attached dwellings, pedestrian walkways and ground lighting are exempt from fixture power and efficiency requirements. However, the applicant is proposing post top light poles with post top luminaires in pocket park and within internal court. A cut sheet is required prior to Building Permit.</p>
<p>6. The proposed signs are coordinated within the PUD and with adjacent development.</p>	<p><b>Not Applicable:</b> No signs are proposed with this request.</p>

7. The landscape plan will adequately enhance the principle building and site; maintain existing trees to the extent possible; buffer adjacent incompatible uses; break up large expanses of pavement with natural material; and provide appropriate plant materials for the buildings, site, and climate. **Criterion Met with Condition:** The public open spaces will maintain the existing topography and enhance the site. The use of plantings, materials and site furnishing is appropriate. The applicant must provide brick paver colors and samples prior to Building permit.
8. Adequate provision is made for storm drainage within and through the site which complies with the applicable regulations in the Code and any other design criteria established by the City or any other government entity which may have jurisdiction over such matters. **Criteria Met with Condition:** The applicant has provided a storm report and, if required, will continue to work with Engineering to demonstrate compliance with stormwater at building permit.
9. If the project is to be carried out in progressive stages, each stage shall be so planned that the foregoing conditions are complied with at the completion of each stage. **Not Applicable:** The proposed development will not be implemented in phases.
10. The City believes the project to be in compliance with all other local, state, and federal laws and regulations. **Criterion Met:** The proposal meets all other applicable laws and regulations.

## Recommendation

**Planning Recommends:** Approval of all 10 Waivers.

**Planning Recommendation:** Approval of Amended Final Development Plan with the following conditions:

- 1) The applicant work with staff to revise the entrance apron material to match the entrance apron of Block H1 prior to Building Permit.
- 2) The applicant collaborate with staff to reduce the pavement and increase the green space at the entrance to Block H2 if feasible, while meeting the requirements of the Washington Township Fire Department.
- 3) The applicant to accurately represent side RBZ lines prior to building permit.

- 4) The applicant provide samples for brick pavers and luminaire cut sheets prior to Building Permit.
- 5) The applicant work with Engineering staff to demonstrate stormwater management compliance in accordance with Chapter 53 of the Dublin Code of Ordinances, if required, at Building Permit.