

PLANNING REPORT

Administrative Review Team

Thursday, June 12, 2025

Block J – Mass Excavation 25-041MPR

www.dublinohiousa.gov/ART/25-041

Case Summary

Address	4455 Bridge Park Avenue
Proposal	Request for review and approval of a Minor Project for a mass excavation plan to facilitate the future development of Bridge Park, Block J.
Request	Review and approval of a Minor Project under the provisions of Zoning Code Section 153.066.
Zoning	BSD-SRN, Bridge Street District – Scioto River Neighborhood
Planning Recommendation	<u>Approval of the Minor Project with Conditions.</u>
Next Steps	Upon approval of the Minor Project, the applicant may submit for site permits to complete the mass excavation.
Applicant	Sarah Wilson, EMH&T
Case Manager	Zach Hounshell, Planner II (614) 410-4652 zhounshell@dublin.oh.us



Community Planning and Development



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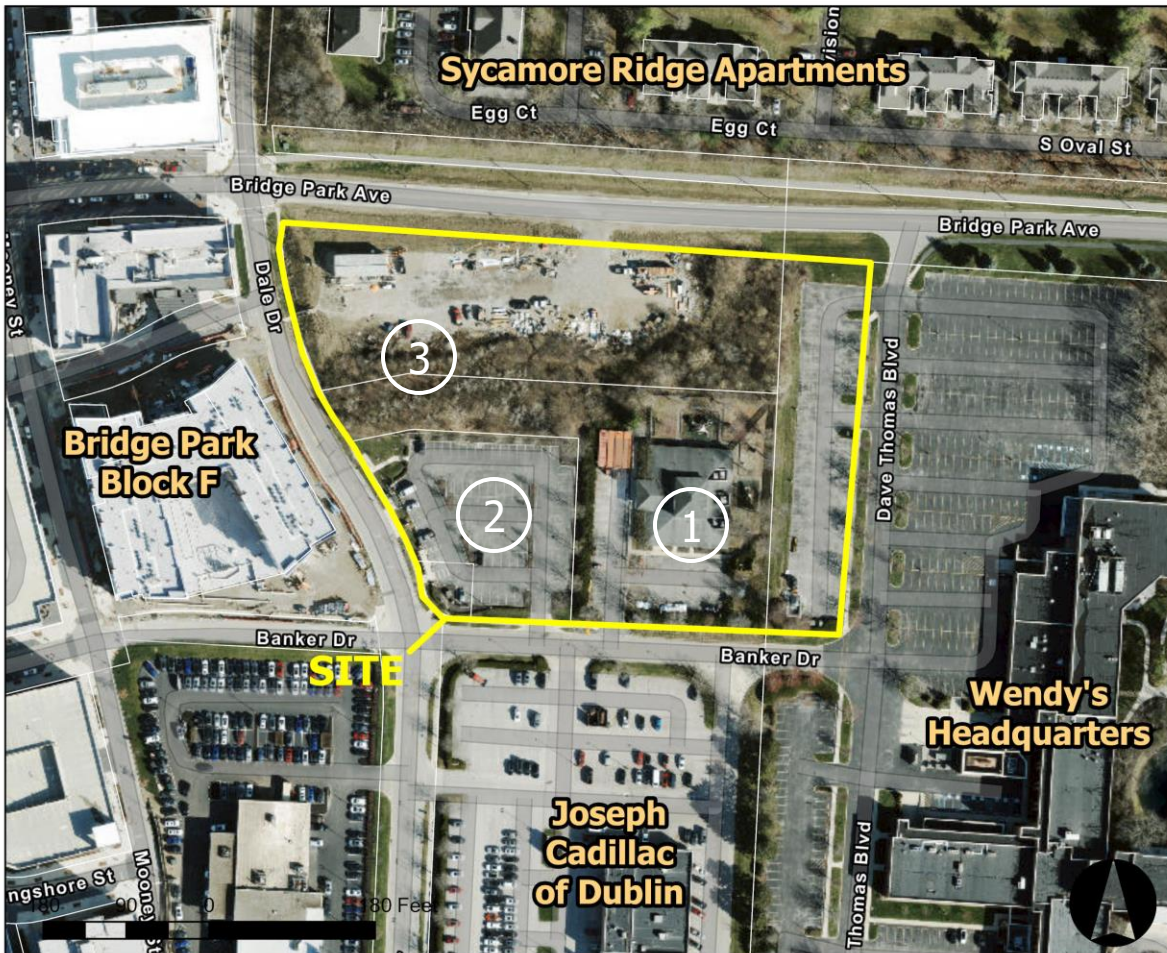
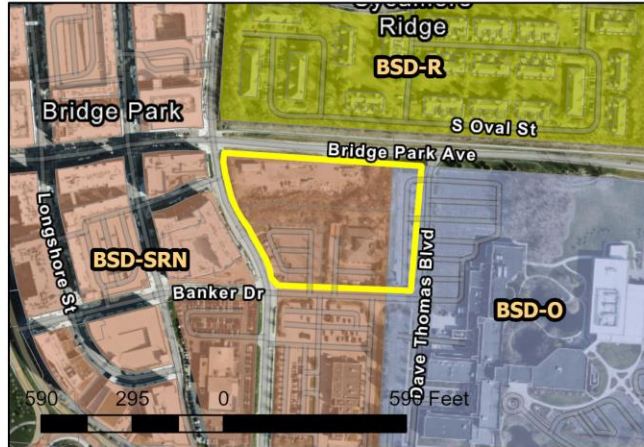
Site Location Map

25-041MPR - Block J Mass Excavation Plan



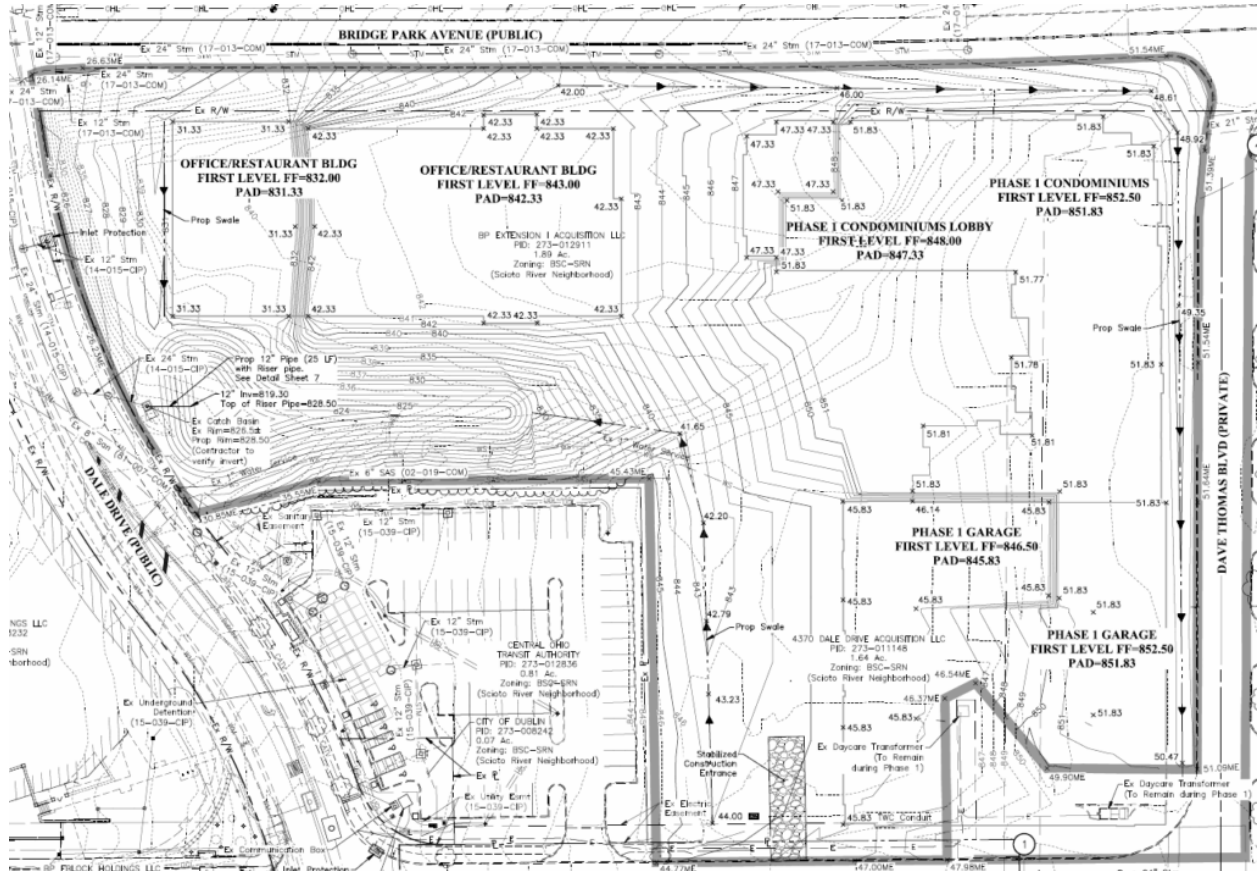
Site Features

- 1 Vacant daycare building
- 2 COTA Park-and-Ride
- 3 Significant grade change from Dale Dr. to Dave Thomas Blvd.



1. Request and Process

The applicant is requesting review and approval of a Minor Project for a mass excavation and demolition plan to facilitate the development of Bridge Park, Block J. This application will be followed by a Final Development Plan and Preliminary/Final Plat that will be reviewed by the Planning and Zoning Commission (FDP / Plat) and City Council (Plat).



Site Plan

2. 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 day care facility, parking for Wendy’s property, and the staging area for The Bailey development to the west. The site features a 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.

History

May 2025

Planning and Zoning Commission approved a Preliminary Development Plan and Conditional Use for the development of Block J with conditions. This followed the approval of the Concept Plan and Development Agreement by City Council in April 2025.

Mass Excavations have been reviewed before Final Development Plans with other blocks in Bridge Park, including Block F in 2022 and Block G in 2020. This request for approval of a mass excavation is consistent with previous blocks in the development.

3. Project

This is a request to begin preparing parcels for future development, including mass excavation, sediment control, demolition of the existing daycare facility, and the provision of building pads for future development (the subject parcels have not yet received all approvals required for development to begin). The proposal includes required plans for stormwater and erosion control as part of this activity. This mass excavation application does not permit construction of concrete building pads, building foundations, or any other project-specific development components. Grading and other work proposed with this application is at the developer's risk and does not commit the City to any future action or approval. The developer should obtain approval of private site improvement plan within 12 months or restore the site to the original condition.

The developer will need to address all comments provided by Engineering as part of the Building Standards plan review including:

- Clarifying the intended scope of work for the mass excavation permit specifically demolition activities and building pads.
- Ensuring positive drainage is provided.
- Maintaining and controlling pedestrian access with a sidewalk detour plan.
- Providing construction fencing and work zone protection details.

4. Plan Review

Minor Project Review

Considerations	Review
1. Consistent with the Community Plan, BSD Special Area Plan, BSD Code, and plans/policies.	Criteria Met: The proposal allows this site to be developed in an orderly and expeditious manner consistent with the Community Plan and the Bridge Street District zoning regulations.
2. Consistent with previously approved PDP or FDP.	Criteria Met with Conditions: The proposal facilitates site development in accordance with the approved PDP/FDP. The applicant should update the drawings to address all review comments provided by Engineering as part of the Building Standards permit review.

Minor Project Review

Considerations	Review
3. Consistent with established record of the reviewing body.	Criteria Met: The ART has previously approved requests for mass excavations subsequent to PZC approval and prior to final permit approvals.
4. Land use meeting requirements and use specific standards.	Criteria Met with Conditions: Construction activities are permitted in association with an approved permit for private site improvements. The applicant should obtain a permit for private site improvements within 12 months of issuance of a mass excavation permit or restore the site to the original condition.
5. Site improvements, landscaping, screening, buffering meet BSD Code.	Criteria Met with Conditions: The applicant should continue to work with Engineer to ensure Chapter 53 of the Dublin Codified Ordinances is met.

Recommendation

Planning Recommendation: Approval of the Minor Project with the following conditions:

- 1) The applicant update the drawings to address all review comments provided by Engineering as part of the Building Standards permit review.
- 2) That the private site improvement plans demonstrates compliance with the requirements of the Ohio EPA and Chapter 53 of the Dublin Codified Ordinances is met;
- 3) That the right of entry is signed by both the City and the applicant prior to the start of construction;
- 4) That the applicant obtain a permit for private site improvements within 12 months of issuance of a mass excavation permit or restore the site to the original condition.