

PLANNING REPORT

Planning and Zoning Commission

Thursday, July 10, 2025

Bridge Park, Block J – Administrative Departures 25-055FDP

<https://dublinohiousa.gov/pzc/25-055>

Case Summary

Address	4455 Bridge Park Avenue & 4370 Dale Drive
Proposal	Request for review and approval of Administrative Departures to the architecture of the proposed Mixed-Use Building Type in the Block J development.
Request	Review and approval of Administrative Departures under the provisions of Zoning Code Section 153.066.
Zoning	BSD-SRN, Bridge Street District, Scioto River Neighborhood
Planning Recommendation	<u>Recommendation of Approval for 2 Administrative Departures.</u>
Next Steps	Upon review and approval of the Administrative Departures, the applicant will proceed to the Planning and Zoning Commission for a determination on the Final Development Plan.
Applicant	Sarah Wilson, EMH&T
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Community Planning and Development



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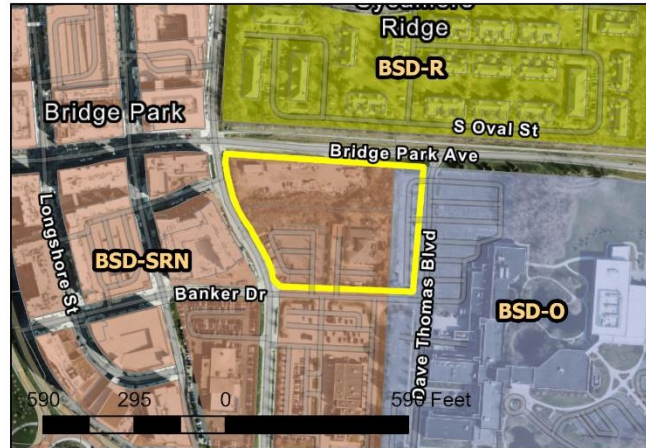
Site Location Map

25-055FDP - Bridge Park, Block J



Site Features

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



1. Introduction

Request

Review and approval of 2 Administrative Departures to address the architecture of the mixed-use office building within the proposed Block J development.

Application Type and Process

Administrative Departures (AD) are intended to provide an efficient process to allow minor deviations from the strict application of the BSD requirements caused by unusual site or development conditions or conditions unique to a particular use or other similar conditions that require reasonable adjustments, but remain consistent with the intent of this chapter. An AD is limited to any modification of no greater than ten percentage points to a numeric zoning standard related to building dimensions, lot dimensions or coverage, open space, landscaping, parking, fencing, walls, screening, or exterior lighting.

Administrative Departures are reviewed and determined upon by the Administrative Review Team. Although this application is tied to the Final Development Plan, complete review and determination of the FDP is required by the Planning and Zoning Commission. ART will only be reviewing the requested Ads for the development.

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 daycare 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.

Case History

May 2025

Planning and Zoning Commission approved a Preliminary Development Plan and Conditional Use for the proposed development. The Commission provided the following comments and recommendations as part of their approval:

- Emphasized resolution of the design of the road and how pedestrian and vehicular traffic would be addressed
- Expressed some concerns regarding the thin brick material on the condominium building
- Recommended adding a vista point at the end of the central open space
- Expressed concern with the HPL material on the office building
- Expressed concern over the potential condition of the park-and-ride site during construction of the development
- Expressed concern over the façade treatment of the garage building

April 2025

City Council approved the Concept Plan which accompanied a Development Agreement. Council provided the following comments and recommendations for consideration moving forward:

- Emphasized a need for more interest and attractiveness on the roof to screen mechanicals from adjacent buildings.
- Emphasized the need to enhance the architectural design of the building at the corner of Bridge Park Avenue and Dale Drive.
- Recommended a terminal vista at the east end of the open space.
- Highlighted the need for key creative sign locations throughout the development
- Expressed concern with the architecture of the garage and a desire to see it further integrated with the block, similar to the garage in Block G.
- Expressed intrigue in the proposed open space and how it would be programmed.
- Expressed a desire to see Street A become more pedestrian and create a seamless transition between the public open space and the courtyard of the Phase 1 condo building.

December 2024

Planning and Zoning Commission recommended approval of a Concept Plan (CP) to City Council with conditions. PZC provided the following comments and recommendations for consideration moving forward:

- Generally supportive of the layout of the site and location of buildings / open space.
- Expressed concern over the design of Street A and how it could interfere with the pedestrian circulation of the development.
- Recommended additional emphasis and articulation on the architecture of the garage
- Emphasized the need for a parking study for the site to address parking needs
- Recommended building materials be more complementary throughout the site

Project

This request is the approval of 2 Administrative Departures for the development of an office building within Bridge Park, Block J. This application is only in reference to the departures and is not for the approval of the building.

Office Building (Mixed-Use Building Type)

The office building is a 4-story Mixed-Use building type and approximately 105,000 square feet in size, with approximately 6,500 square feet of restaurant space in the western half of the first floor. The massing of the building is generally consistent with the Preliminary Development Plan. The building will have frontage on two principal frontage streets, with outdoor patio seating areas

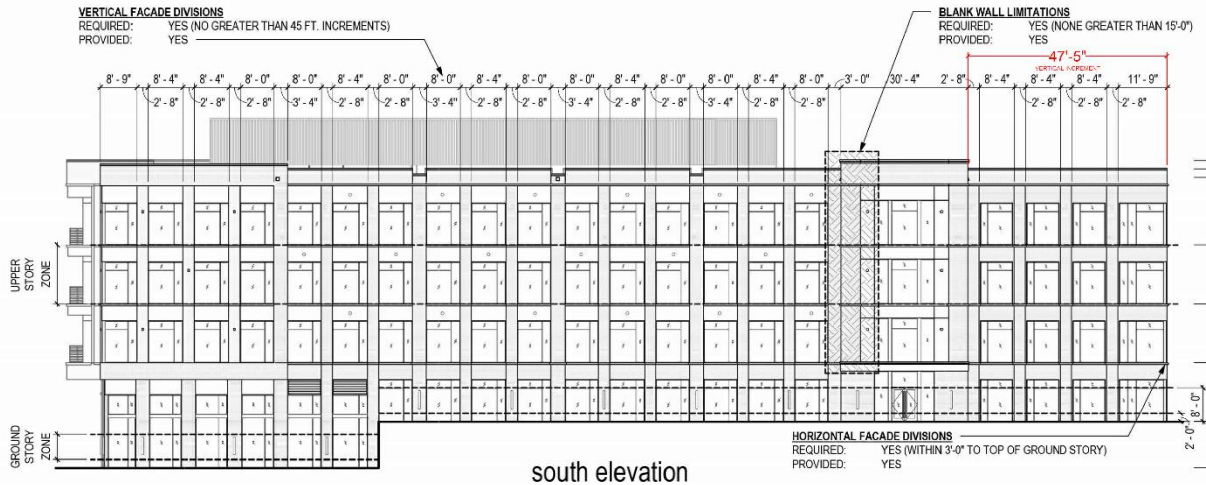
adjacent to the intersection of Dale Drive and Bridge Park Avenue for the restaurant user. The upper stories of the building will also feature balconies for office tenants.



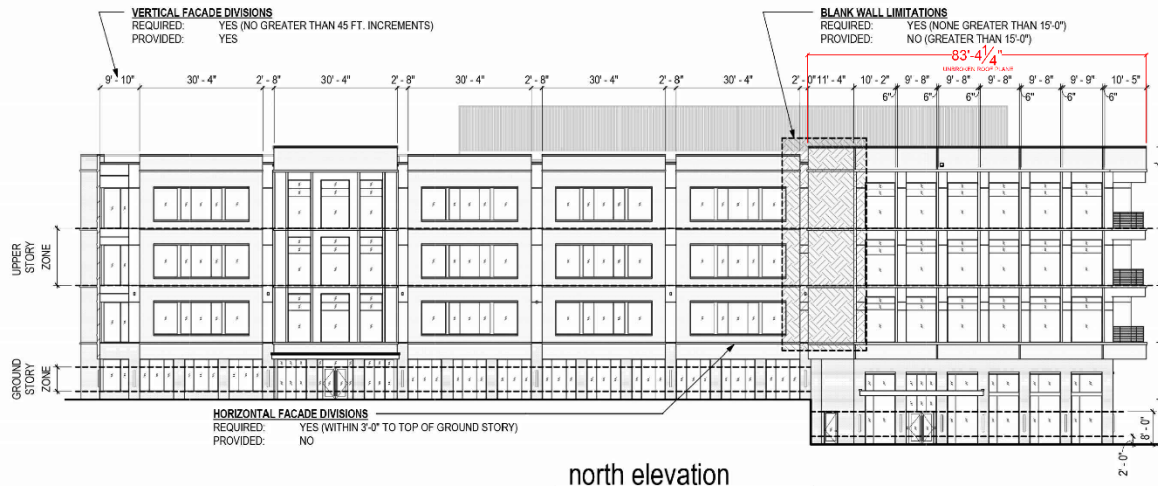
Administrative Departures

The applicant is requesting deviations to the following 2 requirements:

1. 153.062(O)(6)(d)(4) – Façade Divisions – Vertical Increments Required: The applicant is requesting an approximately 47-foot vertical increment of the façade on the south elevation. Although the façade has material breaks, portions of the façade do not create a physical break in the southern façade.



2. 153.062(O)(6)(d)(4) – Required Change in the Roof Plane: The applicant is requesting approximately 83 feet of continuous roof plane at the northwest corner of the building. This section of the building highlights the intersection of Bridge Park Avenue and Dale Drive but exceeds the 80-foot requirement for a break along the roof plane.



Additional deviations for the development of Block J require approval of Waivers along with the Final Development Plan, which will be reviewed and determined upon by the Planning and Zoning Commission.

3. Plan Review

Administrative Departure: 153.062(O)(6)(d)(4) – Façade Divisions – Vertical Increments Required

Requirement: No greater than 45 feet

Request: To allow an approximately 47-foot vertical increment on the south elevation.

Considerations	Review
1. The need for the AD is caused by unique site conditions, conditions on surrounding properties, and/or otherwise complies with the spirit and intent of the Community Plan, BSD Special Area Plan, BSD Design Guidelines, other adopted city plans and policies, and all applicable requirements within 153.057 through 153.066;	Criterion Met: The AD is caused by the desire to maintain a consistent design rhythm around the eastern portion of the south façade. It is consistent with the intent of the applicable plans and code requirements.
2. The AD is not being requested simply to reduce cost or as a matter of general convenience;	Criterion Met: The requested AD is a design choice that does not affect cost or provide general convenience.
3. The AD does not have the effect of authorizing any use, sign, building type, or open space type that is not otherwise permitted in the BSD district;	Criterion Met: The AD does not affect uses, signs or building/open space types.
4. The AD, if approved, does not adversely impact the pedestrian experience; and	Criterion Met: The AD does not change the pedestrian experience.
5. The AD, if approved, will ensure that the development is of equal or greater development quality with respect to design, material, and other development features than without the AD.	Criterion Met: The proposed design maintains design consistency around the eastern portion of the south façade.

Administrative Departure: 153.062(O)(6)(d)(4) – Required Change in the Roof Plane

Requirement: No greater than 80 ft

Request: To allow approximately 83 feet of continuous roof plane at the northwest corner of the building.

Considerations

1. The need for the AD is caused by unique site conditions, conditions on surrounding properties, and/or otherwise complies with the spirit and intent of the Community Plan, BSD Special Area Plan, BSD Design Guidelines, other adopted city plans and policies, and all applicable requirements within 153.057 through 153.066;
2. The AD is not being requested simply to reduce cost or as a matter of general convenience;
3. The AD does not have the effect of authorizing any use, sign, building type, or open space type that is not otherwise permitted in the BSD district;
4. The AD, if approved, does not adversely impact the pedestrian experience; and
5. The AD, if approved, will ensure that the development is of equal or greater development quality with respect to design, material, and other development features than without the AD.

Review

Criterion Met: The AD is caused by the desire to create distinct massing at the northwest corner of the building to address the intersection of Bridge Park Avenue and Dale Drive, while also responding to a change in grade. It is consistent with the intent of the applicable plans and code requirements.

Criterion Met: The requested AD is a design choice that does not affect cost or provide general convenience.

Criterion Met: The AD does not affect uses, signs or building/open space types.

Criterion Met: The AD does not change the pedestrian experience.

Criterion Met: The AD will help better address the street intersection and change in grade.

Recommendation

Planning Recommendation: Approval of 2 Administrative Departures.