

PLANNING REPORT

Planning and Zoning Commission

Thursday, September 11, 2025

Block J Ellis Parking Garage 25-087AD

<https://dublinohiousa.gov/pzc/25-087>

Case Summary

Address	4455 Bridge Park Avenue & 4370 Dale Drive
Proposal	Request for review and approval of Administrative Departure to allow a parking garage in Bridge Park, Block J to reduce the minimum width of drive aisles.
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 the Administrative Departure.</u>
Next Steps	Upon review and approval of the Administrative Departures, the applicant will proceed to the Building Standards for permitting review.
Applicant	Jeff Heffner, MA Design
Case Manager	Zach Hounshell, Planner II (614) 410-4652 zhounshell@dublin.oh.us



Community Planning and Development



5200 Emerald Parkway
Dublin, Ohio 43017



614.410.4600
dublinohiousa.gov

Sustainable | Connected | Resilient

Site Location Map

25-087AD – Ellis Parking Garage



Site Features

- 1 Approved Ellis Garage Location



1. Introduction

Request

Review and approval of an Administrative Departure to allow a minor deviation to the drive aisle width of an approved parking garage.

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.

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

July 2025

Planning and Zoning Commission approved the Final Development Plan for Block J and the Ellis Garage in July. As part of the approval, a condition was applied to the parking garage, which stated that "the applicant works with Staff to finalize the parking space and drive aisle designs to align with the requirements listed in Code, subject to Staff approval".

Following discussion between the applicant and staff, it was determined that the garage would have to be significantly altered to accommodate the requirements of the drive aisle widths. The applicant has decided to pursue an Administrative Departure for this deviation.

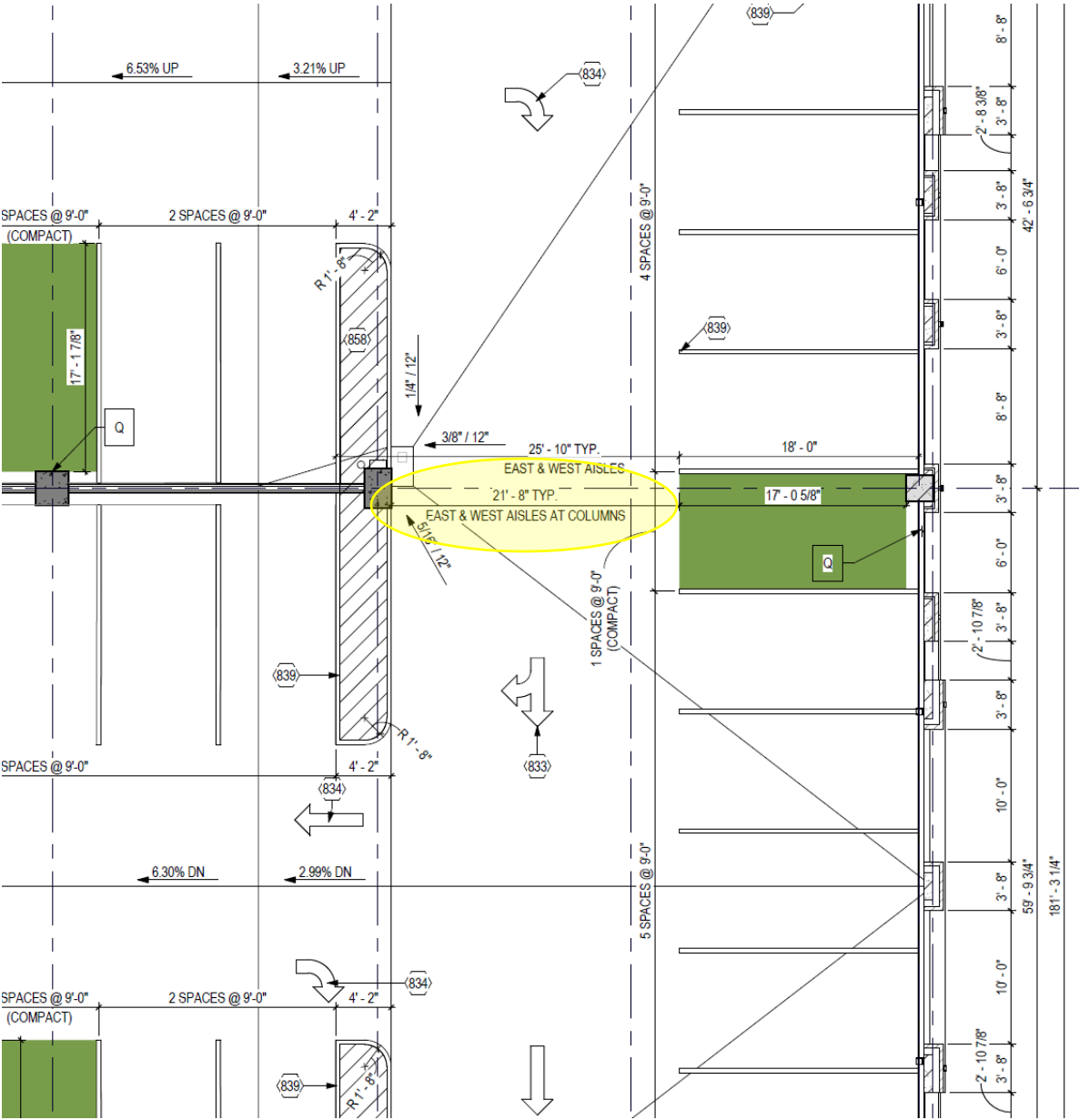
Project

Drive Aisle Width

The applicant is requesting a deviation from Zoning Code Section 153.065(B)(4) to allow a drive aisle width of 21 feet – 8 inches on the east and west drive aisles in the upper stories of the garage. Drive aisle widths for 90-degree parking is required to be 22 feet. The deviation is requested due to the location of columns adjacent to the east and west drive aisles that reduce the width of the lanes by 4 inches. This condition is only applicable adjacent to the columns, as the remainder of the aisles within the structure meet the 22-foot requirement. To address concerns of the narrower drive aisles, the applicant will implement one-way circulation

throughout the garage. This is consistent with several other garages in the Bridge Park development.

Floor Plan



3. Plan Review

Administrative Departure: 153.065(B)(4) – Off-Street Parking Space and Aisle Dimensions

Requirement: A minimum aisle width of 22 feet for a 90-degree parking, two-way drive aisle
Request: To allow a drive aisle width of 21 feet and 8 inches

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 unique design elements of the structure of the garage. The majority of the drive aisles throughout the structure meet the 22-foot requirement, except when adjacent to structural columns on the east and west aisles of the garage. The drive aisles largely meet the width requirements for parking structures, and the applicant is proposing one-way traffic to mitigate any concerns of the slightly narrower aisles.
2. The AD is not being requested simply to reduce cost or as a matter of general convenience;	Criterion Met: The AD addresses a technicality in the drive aisle width calculations, as a majority of the drive aisles throughout the building comply with the minimum requirements except when adjacent to structural columns.
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 AD helps maintain the location, design, and size of the parking structure as approved by the Planning and Zoning Commission.

Recommendation

Planning Recommendation: Approval of the Administrative Departure to Zoning Code Section 153.065(B)(4) to allow a drive aisle width of 21 feet and 8 inches.