



## RECORD OF ACTION

# Planning & Zoning Commission

Thursday, May 3, 2018 | 6:30 pm

The Planning and Zoning Commission took the following action at this meeting:

**4. BSD-SRN – Fado Irish Pub  
18-026WR**

**6652 Riverside Drive  
Waiver Review**

**Proposal:** The reduction in transparency on the east and south elevation for a restaurant located in Block C, Building C1, zoned Bridge Street District - Scioto River Neighborhood.

**Location:** East of Riverside Drive, approximately 300 feet north of the intersection of Bridge Park Avenue.

**Request:** Review and approval of a Waiver Review under the provisions of Zoning Code Section 153.066.

**Applicant:** Fado Irish Pub, represented by Gerald Crain, Phillips Architects + Engineers.

**Planning Contact:** Lori Burchett, AICP, Planner II.

**Contact Information:** (614) 410-4656, [lburchett@dublin.oh.us](mailto:lburchett@dublin.oh.us)

**Case Information:** [www.dublinohiousa.gov/pzc/18-026](http://www.dublinohiousa.gov/pzc/18-026)

**MOTION:** Mr. Stidhem moved, Mr. Miller seconded, to table Waiver Review at the request of the applicant.

**VOTE:** 7 – 0.

**RESULT:** This Waiver Review was tabled.

**RECORDED VOTES:**

Victoria Newell	Yes
Stephen Stidhem	Yes
Jane Fox	Yes
Robert Miller	Yes
Warren Fishman	Yes
Kristina Kennedy	Yes
William Wilson	Yes

**STAFF CERTIFICATION**

\_\_\_\_\_  
Lori Burchett, AICP  
Planner II



**4. BSD SRN – Fado Irish Pub  
18-026WR**

**6652 Riverside Drive  
Waiver Review**

The Chair, Victoria Newell, said the following application is a proposal for the reduction in transparency on the east and south elevations for a restaurant located in Building C1, Block C, zoned Bridge Street District - Scioto River Neighborhood. She said the site is on the east side of Riverside Drive, approximately 300 feet north of the intersection of Bridge Park Avenue. She said this is a request for a review and approval of a Waiver Review under the provisions of Zoning Code Section 153.066.

The Chair swore in anyone intending to address the Commission on this case.

Lori Burchett presented an aerial view of the site. She explained a Waiver Review allows for flexibility to zoning regulations in the Bridge Street District (BSD) based on individual proposals and can include transparency, building materials, and setbacks, etc. She said the Administrative Review Team (ART) makes a recommendation to the Architectural Review Board (ARB) or the Planning and Zoning Commission (PZC) for their review. She then presented a graphic to show additional review processes that may come before the Commission sometime in the future.

Ms. Burchett restated the Waiver Review this evening is regarding transparency for the east and south elevations for a tenant space in Building C1. She recalled Fado Irish Pub received a previous approval for a patio use and some minor site improvements related to this request through a Minor Project Review by the ART. She said the applicant is requesting to place window film on certain windows due to the operations on the interior of the space. She explained the glass would remain and window film would be installed. She noted that per Code, adding window film affects the transparency requirements. She said a reduction of transparency is being requested for the street façade on the east elevation. She said 70% is required by Code and the applicant is requesting 50% for the entire elevation. She presented the east elevation graphics to show the approximate location for the film. She said the applicant is also requesting a reduction in transparency for a non-street facing facade. She presented the south elevation and highlighted the areas for film to be installed reducing transparency from the required 15% to 13%.

Ms. Burchett said staff and the ART have reviewed this proposal against the Waiver Review Criteria and found the criteria has been met. Therefore, she said, approval is recommended to the Planning and Zoning Commission with the following condition:

- 1) That the applicant use a window film color that is complementary to the darker window frame of the building to keep it a consistent aesthetic.

Ms. Burchett said the applicant is present to also answer any questions.

Steve Stidhem said it is his understanding that the applicant is trying to block off some of the interior of the building from view and doing it in a way that is exceptionally inexpensive. He said he would be more supportive with a solution that is more appealing.

Ms. Burchett said part of staff and the ART's discussion on that very same topic was with a Form-Based Code, it is anticipated that these uses would transition over time. She indicated that in the future, this space may not be used for a restaurant and the new tenant may not need that window film and with the glass window maintained, transparency is maintained for a different use in the future.

Jane Fox said she could support a Waiver for transparency given the fact that interior area needs to be closed off from view. She said she has an issue with proposed window film. She said there is a concern that people will see the shadows through the white film. She suggested there are more creative ways to

make that more interesting. She asked if the applicant would consider using trellises and installing greenery that originates from a planter at the bottom. She said there already is one next to the dining area that might make it attractive. She said there is more interesting film that could be used to create some interest on the street. She emphasized the window film can become an artistic piece on the window instead of a blacked-out spot. She encouraged the applicant to “think outside the box” to make that black space an interesting feature from the street. She said she does not care for a blacked-out window. She offered to provide examples to what she is referring.

Mr. Stidhem said he was in complete agreement with Ms. Fox. He said it just appears to him as black spots. He said he visited the site and tried to visualize the applicant’s proposed film and he is leaning toward supporting the window facing the open space and it appears that area is already under construction on the west side of the building. He noted that there has to be a better way to screen the internal operations.

Bob Miller asked staff about the durability of the window film itself. He indicated that if that area is for kitchen activity, it would scratch off and it would be in poor quality quickly. Ms. Burchett said during the ART discussion, the applicant mentioned there are some partitions and will help alleviate some of that shadowing and it might also help with the durability factor.

The Chair called the applicant forward.

James Moore, Fado Pubs, 132 Warren Street, Atlanta, Georgia, said the intent for the window film and the blacking out of the windows is because the kitchen sits behind the windows. He indicated they are fine with putting a different finish to this or addressing it as needed. He said the film is not a blacked out film but rather a cream colored film that is prescribed by the Code.

Ms. Fox said she definitely thinks the Commission would want to see it at street level. She asked for clarification of the origination of the Waiver. Ms. Burchett answered the Waiver addressed the requirement in the Zoning Code.

Ms. Fox agreed the windows should be maintained for the transparency aspect. She said the intention we would want on the street would be a treatment that is engaging and attractive. She encouraged the applicant to find a solution other than solid film to create more interest and attractiveness at the street level. She said if the best option was still a window film, she would still want it to be an interesting design. She suggested that since there are limited plantings there, it would be beneficial to add some softness.

Mr. Moore indicated they could design a shadow box or architectural elements to represent the history of Ireland.

Ms. Fox said a trellis outside could also be more attractive from the inside as well, instead of just blank areas. She said this is not a requirement, but a suggestion.

Mr. Moore pointed out the actual wall on the other side is the dishwashing space and other walls are covered because they are not areas you would want to see.

Bill Wilson stated the street level is very important to consider and suggested finding something more attractive as Ms. Fox said and it could be something with the Fado color scheme, or the logo. He said he would like to see something in concert with the building itself. He asked if the door is functioning to which the applicant answered the door on the right is functioning for the back of house space and again,

not something you want to see as you are walking down the street. Victoria Newell asked for confirmation that the door he is referring to is an egress door to which the applicant agreed.

The Chair noted the Commission can do one of two things. She said we can vote on this, this evening, but she indicated the applicant appears very willing to work with staff. She said in that case, the applicant would have to formally request we table the case so the applicant could return at a future date with different materials to propose. The applicant said that was possible. He said they could come back with other window treatments.

Nelson Yoder indicated if shadow boxes were used, if a Waiver is no longer necessary. Ms. Burchett said a Waiver is still needed because the transparency requirement is not being met. Mr. Nelson said he was not sure the applicant fully understood what is required and asked for clarification.

Claudia Husak said staff can work with the applicant to determine if proposals he returns with will require a Waiver or not. Vince Papsidero cautioned the applicant to the idea of imagery makes sense as the Commission is speaking but wants to make sure there is not text or other things that could bleed into the sign category.

Mr. Moore said he cannot push into the space because it would require a redesign of the back of house operations. He said he thought they could treat the façade with imagery without being a sign or promotional. He said he prefers to see it as architectural imagery and more representative of Ireland as opposed to food. He said he believes they can do a good job with this task. He indicated the question is they have to come back in a couple of weeks if they would have to come back with the art. The Chair answered that is the case, if the applicant decides to table the case this evening.

Mr. Moore requested to table the application. The Chair called for a motion.

#### **Motion and Vote**

Mr. Stidhem moved, Mr. Miller seconded, to table the Waiver Review at the request of the applicant. The vote was as follows: Ms. Fox, yes; Mr. Fishman, yes; Mr. Wilson, yes; Ms. Newell, yes; Ms. Kennedy, yes; Mr. Miller, yes; and Mr. Stidhem, yes. (Approved 7 - 0)

The Chair thanked the applicant for being very cooperative in working with the Commission. She said it is greatly appreciated.

Mr. Fishman asked to make this as easy as possible on the applicant. He asked staff if it would be possible for the applicant if they darkened the window but then put something in front of the window like stained glass that would be attractive to the street. The Chair answered a Waiver would still be needed because of the transparency requirement for openness.

Ms. Husak said Ms. Fox made several suggestions as well; there are several options to explore.

Mr. Fishman said we have been talking creative all night and he reiterated he wants it simple.



# RECORD OF DETERMINATION

## Administrative Review Team

Thursday, April 19, 2017

The Administrative Review Team made the following determinations at this meeting:

- 7. BSD SRN – Fado Irish Pub 18-026WR** **6652 Riverside Drive Waiver Review**
- Proposal: A Waiver request for the reduction of permitted transparency for a restaurant space in Building C1 in Bridge Park. East elevation reduction from 65% to 51% and 15% to 13% on the south elevation. The site is zoned Bridge Street District Scioto River Neighborhood.
- Location: East of Riverside Drive, approximately 300 feet north of the intersection with Bridge Park Avenue.
- Request: Review and recommendation of approval to the Planning and Zoning Commission for a Waiver Review under the provisions of Zoning Code Section 153.066.
- Applicant: Fado Irish Pub, represented by Gerald Crain, Phillips Architects + Engineers.
- Planning Contact: Lori Burchett, AICP, Planner II
- Contact Information: (614) 410-4656, lburchett@dublin.oh.us
- Case Information: www.dublinohiousa.gov/pzc/18-026

**REQUEST:** Recommendation of approval to the Planning and Zoning Commission for a Waiver Review with no conditions:

1. §153.062(O)(6)(d)(1) Ground Story Street Facing Transparency - Required: 70% for storefront; Requested: ±50% for the east elevation.
2. §153.062(O)(6)(d)(1) Non-Street Façade Transparency - Required: 15%; Requested: ±13% on the south elevation.

**Determination:** The Waiver Review was recommended for approval and forwarded to the Planning and Zoning Commission.

### STAFF CERTIFICATION

  
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Vince Papsidero, FAICP  
Planning Director



~~Mr. Moore said the other materials will warp. He said his sign is over 10 years old and does not need to be replaced as it is in good shape.~~

~~The Chair, Vince Papsidero, informed the applicant he could raise this issue with the ARB; the final decision is theirs, not the ART's.~~

~~Ms. Burchett restated the ART has to follow the Code for permitted materials as they do not have the same latitude as the ARB. She said if we decide to update that part of the Code, we can look into options for different materials, but now, the ART is bound by the Code. She indicated the ARB could interpret materials a different way. Jennifer Rauch added that through time and research, these materials listed in the Code have been found to be high quality and that is why they are required.~~

~~As for relocating the sign, the Chair said not only is it required in the Code but it is applicable per the Law Director's office. Mr. Moore said the owner did not want to have the sign moved but he pointed out to the owner that the sign cannot be in the right of way, period. However, Mr. Moore indicated to the ART that there are other signs in the right of way which should all be addressed. Mr. Moore concluded he would ask the ARB to use the material he proposed so it matches the other sign.~~

~~The Chair asked if there were any further questions or concerns regarding this application. [There were none.] He called for a vote to recommend approval to the Architectural Review Board for this Master Sign Plan, and it was unanimously approved. He concluded the Master Sign Plan would be forwarded to the ARB for further review.~~

**7. BSD SRN – Fado Irish Pub  
18-026WR**

**6652 Riverside Drive  
Waiver Review**

Lori Burchett said this is a proposal for a Waiver request for the reduction of permitted transparency for a restaurant space in Building C1 in Bridge Park. She said the request is for a reduction from 70% to 51% for the east elevation and 15% to 13% for the south elevation. She said the site is zoned Bridge Street District Scioto River Neighborhood and is east of Riverside Drive, approximately 300 feet north of the intersection with Bridge Park Avenue. She said this is a request for a review and recommendation of approval to the Planning and Zoning Commission for a Waiver Review under the provisions of Zoning Code Section 153.066.

Ms. Burchett said the applicant was traveling and a representative could be reached by phone.

Ms. Burchett presented an aerial view of the site that contains the mixed-use Building C1 with frontage on Riverside Drive and Longshore Street.

Ms. Burchett reported the ART previously reviewed and approved the patio and associated site improvements for this tenant space on February 15, 2018, and one of the conditions of approval was that "all required transparency calculations be maintained or the applicant shall obtain proper approvals to reduce transparency below the required minimum." She said the applicant revised the final transparency calculations but found that the eastern and southern elevations would require a Waiver as the transparency requirements would not be met.

Ms. Burchett said the Waiver was requested for the reduction in required transparency because as the interior layout for the tenant space was developed, the owner identified these areas as the kitchen and storage. She said the intent is to apply a window film (3M 'milky white' blackout window film or equal) that would obscure the visibility into these areas. She noted that this window film type has been used in other tenant spaces throughout the development.

Ms. Burchett presented the proposed site plan that showed the locations of the requested transparencies including those facing the open space and the others facing Longshore Street.

Ms. Burchett reported that Staff had reviewed this new proposal against Waiver criteria and determined approval is recommended to the Planning and Zoning Commission for the proposed Waiver Review with no conditions.

1. §153.062(O)(6)(d)(1) Ground Story Street Facing Transparency - Required: 70% for storefront; Requested: ±50% for the east elevation.
2. §153.062(O)(6)(d)(1) Non-Street Façade Transparency - Required: 15%; Requested: ±13% on the south elevation.

Ms. Burchett asked if the ART had any concerns with the color of the film proposed.

Vince Papsidero asked where in this development this film was being used. Ms. Burchett answered Sweet water and others but they used bronze or black. She said a lighter brick is being used here so that is why the applicant is proposing the 'milky white' blackout film. Mr. Papsidero asked if shadows could be visible.

Ms. Burchett suggested a condition of approval be added that the applicant work with staff to find the most appropriate film material for this tenant space.

Mr. Papsidero indicated this will be an interesting question for the Planning and Zoning Commission. For that review, Ms. Burchett said sample materials will be available.

The Chair, Mr. Papsidero, asked if there were any further questions or concerns regarding this application. [There were none.] He called for a vote and the recommendation to the PZC was approved and would be forwarded for their meeting on May 3, 2018.

#### **ADJOURNMENT**

~~Vince Papsidero asked if there were any additional administrative issues or other items for discussion. [There were none.] He adjourned the meeting at 3:00 pm.~~

~~As approved by the Administrative Review Team on May 3, 2018.~~



# RECORD OF DETERMINATION

## Administrative Review Team

Thursday, February 15, 2018

The Administrative Review Team made the following determination at this meeting:

- 3. BSD SRN – Fado Irish Pub 18-001MPR** **6642 Riverside Drive**  
**Minor Project Review**
- Proposal: A 600-square-foot patio addition and associated site improvements for a restaurant space in Building C1 in Bridge Park. The site is zoned Bridge Street District Scioto River Neighborhood.
- Location: East of Riverside Drive, approximately 300 feet north of the intersection of Bridge Park Avenue.
- Request: Review and approval of a Minor Project Review under the provisions of Zoning Code Section 153.066.
- Applicant: Fado Irish Pub, represented by James Peltier, EHM&T.
- Planning Contact: Lori Burchett, AICP, Planner II
- Contact Information: 614.410.4656, lburchett@dublin.oh.us
- Case Information: www.dublinohiousa.gov/art/18-001

**Request:** Approval of this request for a Minor Project Review with four conditions:

- 1) That the applicant coordinate the design of the indoor and outdoor furnishings;
- 2) That all required transparency calculations be maintained or the applicant shall obtain proper approvals to reduce transparency below the required minimum;
- 3) That the applicant replace the proposed acrylic vinyl material with a high quality, durable material, subject to staff approval through a minor modification; and
- 4) That the applicant continue to work with Engineering on any outstanding site conditions.

**Determination:** This application was approved. This approval shall be valid for a period of two years from the date of approval in accordance with Zoning Code §153.065(H) and §153.066(G).

### STAFF CERTIFICATION



Vince A. Papsidero, FAICP  
Director of Planning



~~Dave Delaney, Project Manager for Construction Facilities, explained the panel behind is perforated for the illumination and will be submitted tomorrow as well as the landscaping plans requested.~~

~~Jennifer Rauch confirmed the design to make sure the pin-mounted letters would stand out from the background that would also create halo lighting.~~

~~Ms. Rauch asked if there were any further questions or concerns regarding this application. [There were none.] She called for a vote, the motion carried, and the Master Sign Plan was recommended for approval to the Planning and Zoning Commission with three conditions.~~

**3. BSD SRN – Fado Irish Pub  
18-001MPR**

**6642 Riverside Drive  
Minor Project Review**

Lori Burchett said this application is a proposal for a 600-square-foot patio addition and associated site improvements for a restaurant space in Building C1 in the Bridge Park development. She said the site is zoned Bridge Street District Scioto River Neighborhood and is east of Riverside Drive, approximately 300 feet north of the intersection of Bridge Park Avenue. She said this is a request for a review and approval of a Minor Project Review under the provisions of Zoning Code Section 153.066.

Ms. Burchett presented an aerial view of the site as well as the proposed site plan and pointed out the outside patio being proposed on the open space on the south side of the building. She reported the applicant provided additional information to show the context of open space as there is not as much impact.

Ms. Burchett recalled the ART had questions about the enclosure at the previous meeting so there is quite a bit of separation. She explained the metal canopy is over a portion of the patio leaving some areas uncovered. She verified there was an encroachment into the right-of-way but there was 9 feet of clear space from the edge of the patio to the first planter grate. She said Code requires a minimum clear space of 12 feet but with a minimum of 6 feet for pedestrians and Staff found this to be a safe and efficient pedestrian circulation. She said the details of the footings in the right-of-way were provided to Engineering and they were satisfied as long as the applicant continues to work with Engineering; therefore, a condition of approval has been added.

Ms. Burchett also recalled the ART inquiring about the vinyl acrylic detail that was proposed for behind the lights for the east elevation. She reported the applicant provided the details to staff but staff added a condition of approval to work with them for a higher quality product as the installation and longevity was a concern that could result in mildew buildup.

As for the minor modifications, Ms. Burchett said the applicant proposed to install a door system on the west elevation instead of the approved store front windows. She explained that the applicant had met transparency with the approved plan but this would now decrease the transparency so another condition of approval was added. She said the applicant has the option to continue with a Waiver Review for transparency since currently it is measured at 48.2% and 65% is required. She explained that to be approved administratively and not by the PZC, the transparency calculation needs to be within 10% for an Administrative Departure. James Peltier, EMH&T, asked if the transparency could affect obtaining a permit. Ms. Burchett said it was possible to process a minor modification through Planning to show the new transparency numbers are meeting the Code requirements.

Ray Harpham asked to review the site plan to see what the applicant was trying to screen that would prevent them from adding more transparency.

The open space area was presented as well as the furniture and fixtures proposed. As a condition of approval, Ms. Burchett said Planning had requested the applicant use the same furnishings used inside for the outside as well.

Ms. Burchett said the proposal was reviewed against the Minor Project Review criteria and they were found to be met.

Ms. Burchett said approval is recommended for a Minor Project Review with four conditions:

- 1) That the applicant coordinate the design of indoor and outdoor furnishings;
- 2) That all required transparency calculations be maintained or the applicant shall obtain proper approvals to reduce transparency below the required minimum;
- 3) That the applicant replace or remove the proposed acrylic vinyl material with a high quality, durable material, subject to staff approval through a minor modification; and
- 4) That the applicant continue to work with Engineering on any outstanding site conditions.

Mr. Peltier said he had discussed condition #4 with the architect and determined to remove the acrylic vinyl altogether and was okay with all four of the conditions.

Jennifer Rauch asked if there were any further questions or concerns regarding this application. [There were none.] She called for a vote, the motion carried, and the Minor Project Review was approved.

## **INTRODUCTION**

**4. ~~BSD SRN — Bridge Park, Block D — Buildings D1 & D4/D5~~  
~~18-007SPR~~**

**~~PID: 273-012703~~  
~~Site Plan Review~~**

~~*This application for a Site Plan Review was not introduced at this meeting as the application had not been formally submitted in time.*~~

## **ADJOURNMENT**

~~Jennifer Rauch asked if there were any additional administrative issues or other items for discussion. [There were none.] She adjourned the meeting at 2:30 pm.~~

~~As approved by the Administrative Review Team, March 15, 2018.~~



**ADMINISTRATIVE REVIEW TEAM**

**RECORD OF DETERMINATION**

**APRIL 30, 2015**

The Administrative Review Team made the following determinations at this meeting.

**6. BSD Scioto River Neighborhood District – Bridge Park – Phase 1 (C Block)  
Riverside Drive and Dale Drive  
15-018 DP-BSD/SP-BSD Development Plan/Site Plan Reviews**

**Proposal:** The first phase of a new mixed-use development, including four buildings containing 153 dwelling units, approximately 81,500 square feet of office uses, approximately 47,500 square feet of commercial (retail, restaurant, personal services) uses, and an 869-space parking structure on a 3.47-acre site. The proposal includes four new public streets and two blocks of development. The site is on the east side of Riverside Drive, north of the intersection with Dale Drive.

**Request:** Review and recommendation of approval to the Planning and Zoning Commission for a Development Plan for the first phase of the Bridge Park development and a Site Plan for the building and site details in accordance with Zoning Code Sections 153.066(E)-(F). This is also a request for review and approval for Site Plan Waivers under the provisions of Zoning Code Section 153.066(I), a request for an Open Space Fee-in-Lieu in accordance with Zoning Code Section 153.064(D)-(E), and a request for review and approval of a Conditional Use for the parking structures under the provisions of Zoning Code Section 153.236.

**Applicant:** Nelson Yoder, Crawford Hoying Development Partners.

**Planning Contact:** Rachel S. Ray, AICP, Planner II; (614) 410-4656; rray@dublin.oh.us

**REQUEST 1: WAIVERS**

Request for approval to the Planning and Zoning Commission for 18 Site Plan Waivers:

1. Parapet Height & Façade Wrapping – Code Section 153.062(D)(1)(a)-(b)
2. Visible Vents/AC Units/Other Utility Elements – Code Section 153.062(N)(4)(a)5
3. Right-of-Way Encroachment – Building Type Table (Code Section 153.062(O)(6)(a)1)
4. Maximum Impervious Lot Coverage – Building Type Table (Code Section 153.062(O)(5)-(6)(a)1)
5. Transparency – Building Type Table (Code Section 153.062(O)(5)-(6)(d)1-2)
6. Principal Entrance Location – Building Type Table (Code Section 153.062(O)(5)-(6)(d)3)
7. Vertical Façade Divisions – Building Type Table (Code Section 153.062(O)(5)-(6)(d)4)
8. Primary Façade Materials – Building Type Table (Code Section 153.062(O)(5)-(6)(d)5)

9. Upper Story Height – Building Type Table (Code Section 153.062(O)(5)(b))
10. Occupation of Corner – Building Type Table (Code Section 153.062(O)(5)(a)1)
11. Ground Story Height – Building Type Table (Code Section 153.062(O)(5)(b))
12. Blank Wall Limitations – Building Type Table (Code Section 153.062(O)(5)(d)2)
13. Number of Street Façade Entrances – Building Type Table (Code Section 153.062(O)(5)(d)3 and 153.062(O)(12)(d)3)
14. Horizontal Façade Divisions – Building Type Table (Code Section 153.062(O)(5)(d)4)
15. Horizontal Façade Divisions – Building Type Table (153.062(O)(12)(d)4)
16. Open Space Types – Pocket Plazas – Code Section 153.064(G)(1)/Table 153.064-A
17. Parking Structure Design - Pedestrian Circulation – Code Section 153.065(B)(5)(d)
18. Mid-Block Pedestrianways – Code Section 153.065(I)(2)(a)

**Determination:** The 18 Site Plan Waivers were recommended for approval to the Planning and Zoning Commission.

**REQUEST 2: FEE-IN-LIEU OF OPEN SPACE**

Request for a recommendation of approval to the Planning and Zoning Commission for a request for payment of a fee in lieu of open space dedication for 0.39-acres of the required 0.77-acres of open space for this phase of the Bridge Park mixed-use development.

**Determination:** The Open Space Fee-in-Lieu request was recommended for approval to the Planning and Zoning Commission.

**REQUEST 3: ADMINISTRATIVE DEPARTURES**

Request for approval of 5 Administrative Departures:

- 1) Balcony Dimensions – Code Section 153.062(I) – Allowing several buildings C1, C2, and C3 balconies to range in depth from 5 feet to 5.8 feet (minimum 30 square feet is maintained on all balconies).
- 2) Transparency – Code Section 153.062(O)(5)-(6)(d)1 – Allowing the following:
  - a. C1 – Ground Story Street Façade Transparency (70% required): 66% on north (Tuller Ridge Drive) elevation; Upper Story Street Façade Transparency (30% required): 29% on east (Longshore Street) elevation, 5<sup>th</sup> story.
  - b. C3 – Upper Story Street Façade Transparency (30% required): 29% on south (Bridge Park) elevation, 5<sup>th</sup> story
  - c. C4 (Corridor Building) – Upper Story Street Façade Transparency (30% required): 28% on east (Mooney Street) elevation, 5<sup>th</sup> story and 29% on north (Tuller Ridge Drive) elevation, 5<sup>th</sup> story; Non-Street Façade Transparency (15% required): 14% on south (“Mews” open space) elevation, ground story.

- 3) Primary Façade Materials – Code Section 153.062(O)(6)(d)5 – Allowing the following:
  - a. C2 – 72% permitted primary materials on the north (“Pavilion” open space) elevation, 72% on the east (Longshore) elevation, 73% on the south (Bridge Park) elevation, and 77% on the west (Riverside Drive) elevation.
  - b. C3 – 78% permitted primary materials on the east (Mooney) elevation and 77% on the south (Bridge Park) elevation.
  - c. C4 (Corridor Building) – 75% permitted primary materials on the north (Tuller Ridge Drive) elevation and 77% permitted primary materials on the east (Mooney Street) elevation.
- 4) Tower Height – Code Section 153.062(O)(5)(d)6 – Allowing the tower height to be 15.71 feet for building C2, where the maximum is 14 feet.
- 5) Parking Structure Ceiling Clearance – Code Section 153.065(B)(5)(c) – Allowing 11.5-foot ceiling height on the ground story on Longshore Street and Tuller Ridge Drive, where the minimum clearance is 12 feet.

**Determination:** Five Administrative Departures were approved by the ART.

#### **REQUEST 4: DEVELOPMENT PLAN**

Request for recommendation of approval of the Development Plan to the Planning and Zoning Commission with the following three conditions:

- 1) That a Development and Infrastructure Agreement (as applicable) be approved by City Council and all impacted property owners prior to issuance of building permit (buildings C1 – C4/C5) and recording of the Final Plat for Bridge Park, Section 1;
- 2) That the streetscape exhibits are modified to show the 12 feet of clear area along the entire length of the designated Bridge Park Avenue and Riverside Drive shopping corridor, and each patio space, when installed, should provide the minimum 12 feet of clear area; and
- 3) That a Master Sign Plan is approved by the Planning and Zoning Commission prior to occupancy of any of the buildings (C1 – C4/C5).

**Determination:** The Development Plan was recommended for approval to the Planning and Zoning Commission with 3 conditions.

#### **REQUEST 5: PARKING PLAN**

Request for a recommendation of approval of a Parking Plan to the Planning and Zoning Commission allowing for a combined total of 921 parking spaces (garage and on-street) for Lots 4 and 5 where 964 spaces are required by Code.

**Determination:** A Parking Plan was recommended for approval to the Planning and Zoning Commission.

**REQUEST 6: SECOND TOWER**

Request for a recommendation of approval for a second tower element on building C5 in accordance with the provisions of §153.062(D)(4)(a).

**Determination:** Recommendation for approval for a second tower element on building C5.

**REQUEST 7: SITE PLAN REVIEW**

Request for a recommendation of approval of the Site Plan Review to the Planning and Zoning Commission with the following 12 conditions:

1. That a Development Agreement be approved by City Council and approval is obtained from all impacted property owners prior to issuance of building permits for any of the buildings (C1 – C4/C5).
2. That the applicant obtains Minor Project approval for any ground floor tenant that elects to install a patio and/or modify the exterior tenant storefronts, prior to tenant occupancy.
3. Building Type Conditions
  - a. That the applicant give additional consideration to the design of the resident/pedestrian bridges to address the ART's safety concerns and to incorporate greater architectural interest, and that they be modified subject to ART approval prior to building permitting;
  - b. That the balconies at the southwest corner of building C2 are modified to provide the appropriate material transitions on the interior of the north walls of the balconies;
  - c. That the balconies are modified to provide a minimum depth of 5 ft. as measured from the façade to the inside of the railing;
  - d. That the windows installed within fiber cement panels are detailed with projecting sills to provide articulation along these portions of the building façades;
  - e. That the applicant selects vents that are coordinated with the color of the adjacent exterior building finish materials, or that they are painted a coordinating color, subject to Planning approval;
  - f. That the applicant modify the north and west elevations of the uppermost story of residential units facing the top open deck of the parking structure (building C4) to be clad with a permitted primary or secondary building material, subject to ART approval; and
  - g. That the applicant provide additional details for the canopies at the building entrances, including material, illumination, and mounting details, prior to building permitting and to be reviewed and approved by the Planning and Zoning Commission with the Master Sign Plan.
4. Open Space Conditions
  - a. That the applicant continue to work with the City (Planning, Parks, and Engineering) on the design details of the Pocket Plazas based on the discussion at the April 30, 2015 ART meeting; and
  - b. That the building permit plans and Final Plat include notes that state that the Pocket Parks and Pocket Plazas will be owned and maintained by the property owner, with public access easements.

5. Parking & Loading Conditions

- a. That the Planning and Zoning Commission approve a parking plan for this phase of the development, allowing for a combined total of 921 parking spaces (garage and on-street) for Lots 4 and 5 where 964 spaces are required by Code;
- b. That, as part of the parking plan, the applicant provides information about how the parking spaces within the garage are to be controlled and/or designated for resident use, valet use, etc. at building permitting;
- c. That the applicant provide the cut sheets for the bicycle parking facilities (on-street and in the garages) at building permitting, subject to Planning approval; and
- d. That the applicant provide stairs to a doorway at the tower in the northwest corner of the building and emphasize the main pedestrian entrance on Longshore Street through additional architectural detailing, at building permitting, subject to Planning approval; and
- e. That loading spaces meeting the requirements of Zoning Code Section 153.065(B)(7) are identified on the plans at building permitting.

6. That the plans demonstrate compliance with the City of Dublin Stormwater Management Design Manual at building permitting, subject to approval by the City Engineer.

7. That the applicant addresses the Washington Township Fire comments in the attached report at building permitting.

8. That the applicant addresses Engineering comments in the attached report, subject to approval by the City Engineer.

9. Screening Conditions

- a. That the parapets that exceed the maximum height of 6 feet are coordinated with the location of rooftop mechanical equipment to limit the need for additional rooftop mechanical screens; and
- b. That the rooftop and parking garage mechanical units are screened in an architecturally appropriate manner and meeting the requirements of Zoning Code Section 153.065(E)(3), subject to ART approval.

10. That the applicant provide fixture power and efficiency information at building permitting to verify that the exterior lighting requirements of Zoning Code Section 153.065(F) are met, subject to Planning approval.

11. That a Master Sign Plan be approved by the Planning and Zoning Commission prior to occupancy of any of the buildings (C1 – C4/C5).

12. That the applicant continue to coordinate with the City on the public improvement plans and construction details, and that the City's comments are incorporated into the plans prior to issuance of permits.

**Determination:** The Site Plan was recommended for approval to the Planning and Zoning Commission with 12 conditions.

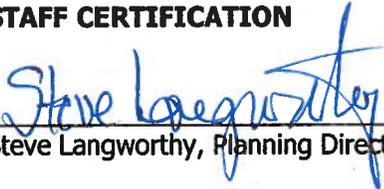
**REQUEST 8: PARKING STRUCTURE CONDITIONAL USE**

Recommendation of approval of the Conditional Use for a parking structure with non-occupied space in accordance with the provisions of §153.059(C)(3)(g) to the Planning and Zoning Commission with four conditions:

- 1) That the parking structure design and interior circulation is modified to limit the entrance/exit on Tuller Ridge Drive to not more than 24 feet wide;
- 2) That the interior circulation plans are revised at building permitting to allow for adequate stacking space at each entry to the garage (building C4/C5);
- 3) That the applicant verify whether cameras will monitor pedestrian activity in the parking garage from a remote location, or if other security measures will be taken, at building permitting; and
- 4) That the applicant provide stairs to a doorway at the tower in the northwest corner of the building and emphasize the main pedestrian entrance on Longshore Street through additional architectural detailing, at building permitting, subject to Planning approval.

**Determination:** Conditional Use was recommended for approval to the Planning and Zoning Commission with four conditions.

**STAFF CERTIFICATION**

  
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Steve Langworthy, Planning Director