



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

Vince Papsidero, FAICP
Planning Director



**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.

DRAFT



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~~ **PID: 273-012703
~~18-007SPR~~ **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, 5th story.
 - b. C3 – Upper Story Street Façade Transparency (30% required): 29% on south (Bridge Park) elevation, 5th story
 - c. C4 (Corridor Building) – Upper Story Street Façade Transparency (30% required): 28% on east (Mooney Street) elevation, 5th story and 29% on north (Tuller Ridge Drive) elevation, 5th 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.

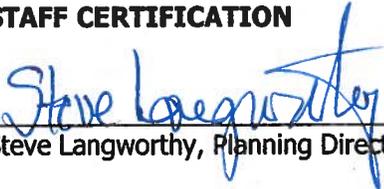
REQUEST 8: PARKING STRUCTURE CONDITIONAL USE

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



Steve Langworthy, Planning Director