

18-080DPR/SPR BRIDGE PARK, BUILDING F1

Reviewing Board

Planning and Zoning Commission

Site Location

South side of Bridge Park Avenue between Dale Drive and Mooney Street, north of Banker Drive.

Proposal

Development Plan (DPR) and Site Plan Review (SPR) for a new building containing a hotel and restaurant space and a private street.

Zoning

Bridge Street District, Scioto River Neighborhood

Property Owner

Scioto Tuller Acquisition, LLC; City of Dublin, Ohio.

Applicant/Representative

James Peltier, EMH&T

Applicable Land Use Regulations

Zoning Code Sections 153.059—153.066

Staff Recommendation

Approval of:

- 1) A Development Plan
- 2) 3 Administrative Departures from ART
- 3) Recommendation of approval for 15 Waivers;
- 4) and;
- 5) Site Plan Review with 8 conditions including a Parking Plan to allow for a parking adjustment for shared parking to the Planning and Zoning Commission.

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Case Manager

Claudia Husak, AICP
Senior Planner/Current Planning Manager
(614) 410-4675
chusak@dublin.oh.us

Summary

The applicant is proposing a 0.78-acre development on two lots, with one private street, and one building containing 145 hotel units (86,530 square feet) and 8,940 square feet of eating and drinking space, 12 on-street parking spaces, and 0.03-acre of open space.

Zoning Map



Next Steps

After a recommendation by ART, the Planning and Zoning Commission will hear and make determinations on the application. Following an approval, the applicant is eligible to file for building permits.

1. Context Map

The site is located on the south side of Bridge Park Avenue, between Dale Drive and Mooney Street, north of Banker Drive.



2. Overview

A. Background

City Council and the Planning and Zoning Commission have reviewed and approved several applications for development within Bridge Park. Blocks A, B, C, D and H are either currently under construction or have been open and operational for some time.

The Planning and Zoning Commission recommended approval of the Preliminary Plat for Bridge Park East to City Council on February 5, 2015 and Council accepted the Preliminary Plat at their March 9, 2015 meeting. The Preliminary Plat included 31 acres and nine block for future development.

The Planning and Zoning Commission provided informal feedback on this proposal at their September 20, 2018 meeting and generally welcomed the proposal. Feedback centered on the usability of the proposed open spaces, the pedestrian realm, particularly at the private drive between the proposed hotel and garage, the appropriateness of shared parking and the continuation of the development as a destination point. The Commission welcomed the variation in the intended architectural character of the proposal.

City Council approved the Basic Plan for Block F at their meeting on October 22, 2018 and appointed the Planning and Zoning Commission as the Required Reviewing Body for future applications, which consist of this current and future Final Development/Site Plans and associated waivers, Parking Plans, Master Sign Plans and any other associated applications as regulated by the Zoning Code. Based on the comments made by the Commission and Members of City Council, the applicants has made modifications to limit the private drive to one-way traffic, made sidewalks wide enough for the pedestrian traffic expected within this area and added seating in open spaces and near the drop off area for the hotel to provide spaces for patrons waiting for vehicles. Additional drop off area/stacking space has been added to this street. A mid-block pedestrian way was also incorporated into Winder Drive. To address the desire for a pedestrian and walkable scale to the street, the applicant has incorporated understory plantings and street trees the details of which will be further defines at permitting.

Building elevations along Dale Drive, to the east have been livened up to address comments made by the Commission and Council, with the addition of an event room along the face and the opening up of an interior stairway to incorporate additional glass and stacked storefront windows. Patio space on the south side of the hotel has been increased due to changes to the interior with the intent of drawing people out of the building and enhancing the activity of the patio space. Lastly, the applicant has designed a loading zone on the west side of Winder Drive.

The Final Plat for this Block was recommended for approval by the Commission to City Council on January 17, 2018. The Administrative Review Team recommended approval of this proposal to the Planning and Zoning Commission on January 17, 2019 with three Administrative Departures to allow an Upper Story Transparency of 28% for the upper stories of the north elevation where 30% is required, to allow Vertical Increments at 48 feet on the south elevation where 45 feet is required, and to permit a roof plane of 87.92 feet in length without a change in the horizontal plane on the west elevation where 80 feet is required.

B. Site Characteristics

1) Natural Features

The site is currently vacant with no vegetation present on-site. There is approximately eighteen feet of grade change from the high point in the southeast corner of the site to the low point in the northwest corner.

2) Historic and Cultural Facilities

There are no historic or cultural features on this site.

3) Surrounding Land Use and Development Character

- North: Bridge Street District, Scioto River Neighborhood (Bridge Park East Block G - undeveloped)
- East: Bridge Street District, Scioto River Neighborhood (COTA Park & Ride, remainder undeveloped)
- South: Bridge Street District, Scioto River Neighborhood (Remainder of Bridge Park East Block F - undeveloped)
- West: Bridge Street District, Scioto River Neighborhood (Bridge Park East Block B—fully developed)

4) Road, Pedestrian and Bike Network

The site has public street frontage on all three sides. Sidewalks are present along Bridge Park Avenue and Mooney Street. A bicycle cycle track is present along the Bridge Park Avenue frontage. The Dale Drive streetscape is currently in a temporary condition with no bike or pedestrian facilities along the site frontage. A five-foot sidewalk is proposed along the Dale Drive frontage with this application.

5) Utilities

The site will be served by existing public utilities (sanitary and water) from Mooney Street.

C. Proposal

1) Summary

This is a request for approval of a Development Plan/Site Review for the construction of one building and a private street on two newly subdivided parcels within the block. Lot 18 is the northernmost lot in Block F. On this lot a 145-room hotel with ±8,940 square feet of restaurant space in the ground story is proposed. To the south of Lot 18 is Reserve "B" where Winder Drive, a one-way private drive is proposed which provides access through the block at the rear of the building. In addition to the 12 on-street parking spaces proposed along the perimeter of the site, the majority of the parking for the hotel and restaurant is proposed within the existing Block B parking structure to the west as part of the Parking Plan requested by the applicant.

2) Site Layout

The proposed site layout for this initial Site Plan application in Block F is consistent with the development pattern reviewed by the Planning and Zoning Commission and City Council during the Basic Plan review.

3) Access & Circulation

Vehicular access through the block is provided by Winder Drive, a one-way private drive (west) connecting Dale Drive and Mooney Street and located to the rear of Building F1 (hotel/restaurant). On the north side of the Winder Drive is a pull-off area for hotel guest check-in, pick-up and drop-off and a dedicated on-street loading zone for hotel and restaurant deliveries. Three parallel parking spaces are proposed on the south side of Winder Drive near Dale Drive.

Winder Drive aligns with the existing entrance to the speed ramp within the Block B parking structure across Mooney Street. To the south of Winder Drive at the intersection with Mooney Street is a proposed transformer and refuse compactor to serve this initial phase of Block F. These are located off-site, with vehicular access provided by a curb cut along Mooney Street.

Pedestrian circulation along the perimeter of this portion of the block is provided by existing sidewalks along Bridge Park Avenue and Mooney Street, and by a proposed sidewalk along Dale Drive. East/west pedestrian circulation through the block is proposed by sidewalks on both sides of Winder Drive. Access to the bicycle network is provided by the existing Bridge Park Avenue cycle track on the north side of Building F1.

4) Architecture

Building F1 is an L-shaped, six-story, ±95,470-square-foot Corridor Building with the ground story occupied by restaurant space and ancillary hotel uses and amenities. Hotel rooms occupy all upper stories. The distribution of the overall building square footage is:

- Ground Floor-West End: 8,940 SF of retail/restaurant.
- Ground Floor-East End: 10,270 square feet of hotel lobby, ancillary spaces and amenities.
- 2nd through 6th Floors: 145 hotel rooms and support space (76,260 square feet)

The proposed building is similar in length (±200 feet) but one story taller than existing Buildings B3 and C3 located to the west along Bridge Park Avenue. The design is consistent with the existing contemporary architectural character of the area, with building mass and scale visually reduced through overlapping rectangular forms defined by diverse and complementary exterior cladding materials.

Primary hotel entrances are provided on the north and south elevations, with secondary entrances providing access from interior amenity areas to outdoor seating areas. Restaurant entrances are provided on the north and west elevations.

Waivers will be required for the following building type related requirements:

- Building Siting: Waivers to site the building closer to the property line than the minimum five foot rear setback and to permit impervious lot coverage greater than the maximum 80% permitted.
- Building Massing/Fenestration: Waivers to permit vertical façade divisions spaced greater than every 45 feet; to permit roof planes longer than 80 feet

without variation; and to permit parapet heights shorter than the minimum two feet required and higher than the maximum six feet permitted.

- Facade Requirements: Waivers to permit transparency percentages less than the minimum required on all facades; to permit guestroom vents and architectural louvers for restaurant mechanical systems on street facing building facades; and to permit blank wall spans greater than 15 feet in three areas of the facade.
- Building Materials: Waivers to permit windows within siding clad portion of the building to omit required projecting sills and to permit cementitious panel siding, metal panels, and aluminum composite metal panels to be classified as permitted primary—as opposed to secondary—exterior materials in contributing to the minimum 80% primary materials requirement for each elevation.

6) **Parking**

A Parking Plan approval is requested as part of this application to allow for an Adjustment to Required Vehicle Parking through Shared Parking Calculations. The combination of uses proposed requires a total of 187 parking spaces, and 14 on-street parking spaces are provided with this portion of Block F. To assist in meeting the parking requirement, 142 existing surplus parking spaces in the Block B parking structure will be applied to the uses in Building F1, for a total of 156 parking spaces provided. The surplus parking spaces are the result of the parking structure providing more spaces than the minimum required for Block B uses when initially approved.

Additionally, the applicant has provided peak parking demand data from *Shared Parking (Urban Land Institute)*, between the proposed uses and for the existing office uses approved with Block B.

- **Hotel/Restaurant Peak Weekday Parking Demand**: Generally occurs between 11 AM to 12 PM, where a total of 152 shared parking spaces are necessary to meet the demand for both uses—four spaces less than the 156 spaces provided.
- **Hotel/Restaurant Peak Weekend Parking Demand**: Generally occurs in the evening between 10 PM to 11PM, where a total of 167 shared parking spaces are necessary to meet the demand for both uses—11 spaces more than the 156 spaces provided.

To make up this shortfall of parking spaces at weekday and weekend peak demand times after accounting for shared parking adjustments, existing office use parking spaces provided in Block B were added into the analysis.

With the zoning approval for Block B, 107 parking spaces were required for the proposed square footage of office use proposed.

- **Office Peak Weekday Parking Demand**: Highly predictable peak demand at 10 AM and 2 PM, with a drop in office visitor parking demand in-between due to lunchtime. For the interval of peak hotel/restaurant demand between 11 AM to 12 PM, between 88 and 101 parking spaces are necessary to meet office employee and visitor parking demands—freeing between 6 to 19 parking spaces for non-office demand.

- Office Peak Weekend Parking Demand: Very low, with peak demand at 11 AM, where 15 parking spaces are necessary to meet office employee and visitor demand. For the interval of peak hotel/restaurant demand between 10 PM to 11 PM, 100% of the office spaces would be available for non-office demand.

The study shows that with the surplus parking spaces available in Block B and opportunities for shared parking among complementary uses with offset peak parking demand times that sufficient parking is available to meet the demand for Building F1.

5) **Open Space**

Based on the square footage of the commercial uses proposed, a total of 0.04-acre (1,910 square feet) of publicly accessible open space is required with this Site Plan. A total of 0.03-acre (1,203 square feet) of open space are provided as a Pocket Park on the south side of the building, north of Winder Drive (Private). The Pocket Park is defined as part of Building F1, steps and retaining walls and is programmed with a variety of seating areas. Based on the proximity of the proposed Pocket Park to the hotel and the degree of separation from the public right-of-way and other existing open spaces, the primary users of this space will be hotel guests. The applicant has not provided the height of the proposed retaining walls, which appear to potentially exceed the permitted height of six feet. The applicant will have to clarify the proposed retaining wall height prior to review by the Commission as a waiver be required.

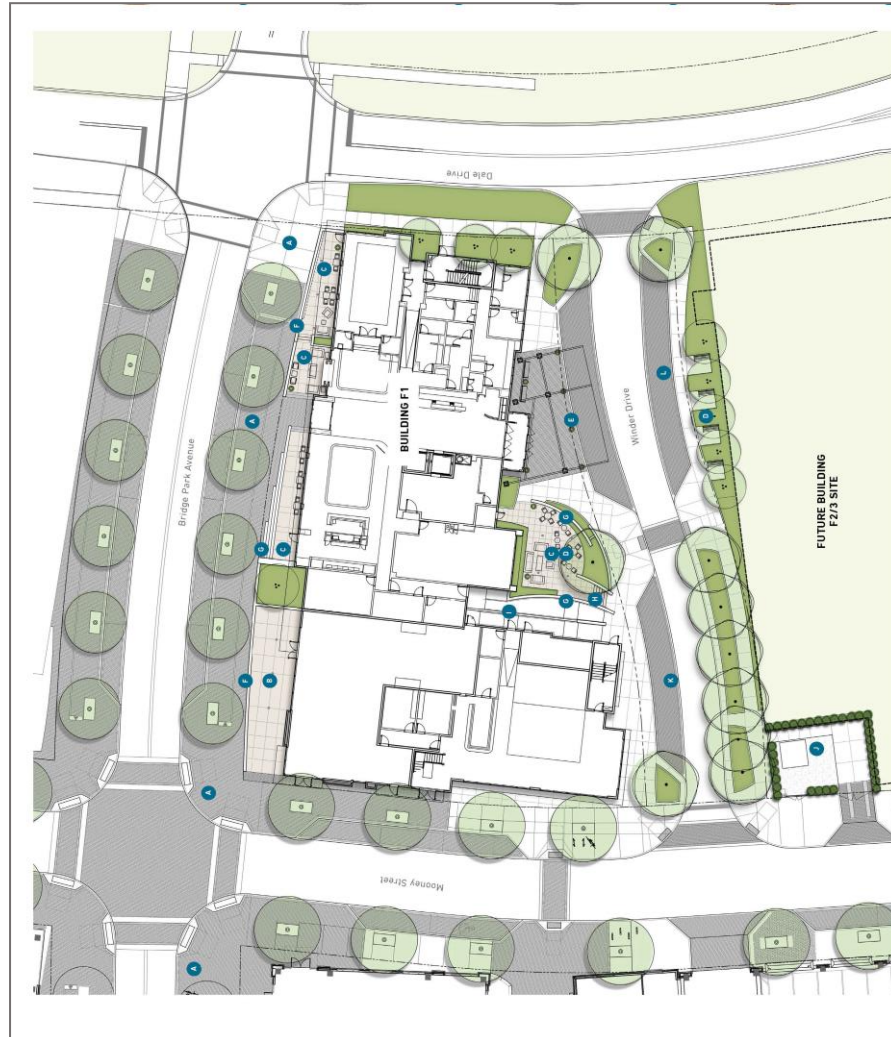
Conditions of approval by the Required Reviewing Body will be required for the following open space type related requirements:

- Open Space Size/Dimensions: Waiver to permit less publicly accessible open space than is required based on the proposed mix of uses
- Open Space Accessibility/Ownership: Waivers to permit a Pocket Park with no portion of the perimeter adjacent to the street right-of-way and to permit an open space on a privately owned parcel with no access to the space provided along a public right-of-way.
- Open Space Orientation: Waiver to permit a Pocket Park oriented toward the rear property line as opposed to the front or corner side property lines.

The required reviewing body shall make a determination of the suitability of the proposed Pocket Park to meet the open space requirement. The applicant has designed the access drive in a manner that it similar to the access drive for the AC Hotel and while that drive is also private it is designed and functions largely like one of the public streets within Bridge Park. Smaller open space areas are also proposed along the Bridge Park frontage to be accessible to the public, however these areas are smaller than the open space types as outlined in the Code.

3. Site Plan

The proposed Building F1 site layout includes one building on one lot and a private street within a platted reserve area within the northern portion of Block F.



4. Criteria Analysis

A. Development Plan Review Analysis [§153.066(F)(2)]

- 1) **The Development Plan Review be substantially similar to the approved Basic Development Plan.**

Criteria met. The proposal is the substantially similar to the Basic Development Plan, as approved by City Council.

- 2) **Lots and Blocks are consistent with requirements of §153.061.**
Criteria met. The block meets all dimensional requirements and is generally rectangular except for property lines mandated by existing curvilinear street alignments.
- 3) **Consistent with the general pattern of street development conceptualized and traffic can be accommodated.**
Criteria met. The block is defined by existing streets on three sides, with the future extension of Banker Drive pending with future Site Plan applications for Block F. the incorporation of Winder Drive (Private) facilitates movement through the interior of the block and is supported by Engineering.
- 4) **Consistent with the principals of walkable urbanism.**
Criteria met. As proposed, the development is consistent with the Principals of Walkable Urbanism of Section 153.057 by providing pedestrian connections through the site and to existing sidewalks and paths surrounding the development.
- 5) **Buildings and open spaces are appropriately sited and consistent with requirement for types, distribution and suitability of open space.**
Criteria met. The building siting is appropriate and overall siting of public and private open spaces are well distributed throughout the block.
- 6) **The application is consistent with applicable Neighborhood Standards.**
Criteria met. This proposal incorporates the elements consistent with the Scioto River Neighborhood standards with shopping corridor and a balanced mix of land uses including hotel and restaurant space.
- 7) **If phased, the proposed phase can stand alone.**
Criteria met. As proposed, the Development Plan can provide all necessary services required to function independently from future phases.
- 8) **Demonstrates consistency with principles of walkable urbanism, BSD Vision Principles, Community Plan, and other applicable documents.**
Criteria met. The development will provide an interesting, walkable setting for visitors that places value on human scale and a diversity of experiences.
- 9) **Provides adequate and efficient infrastructure.**
Criteria met. This proposal includes provisions for connecting to existing public utilities including public water, sanitary sewer and stormwater management.

B. Development Plan Review Analysis [§153.066(F)(2)]

- 1) **The Development Plan Review be substantially similar to the approved Basic Development Plan.**
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- 8) **Demonstrates consistency with principles of walkable urbanism, BSD Vision Principles, Community Plan, and other applicable documents.**
Criteria met. The development will provide an interesting, walkable setting for visitors that places value on human scale and a diversity of experiences.
- 9) **Provides adequate and efficient infrastructure.**
Criteria met. This proposal includes provisions for connecting to existing public utilities including public water, sanitary sewer and stormwater management.

C. Waiver Review Analysis [§153.066(I)(6)]

- 1) **153.062 – Building Types (D)(1)(a) – Parapet Height.**
Parapets shall be no less than 2 feet and no more than six feet high.
Request: To parapets of .5 feet and 7.5 feet in height.

Criteria Met. The proposed roofline of Building F1 is comprised of a variety of parapets which provide visual interest along the roofline. The additional parapet height, where proposed, will provide screening areas for rooftop mechanical units.

2) 153.062 – Building Types (D)(1)(c) – Horizontal Expression Lines.

Expression lines are encouraged to distinguish the parapet from the upper stories of the building.

Request: Expression lines are encouraged to distinguish the parapet from the upper stories of the building and to define the top of the parapet.

Criteria Met. The architectural massing is contemporary and modern with clean lines and transitions. Horizontal expression lines spanning the diverse range of exterior cladding materials proposed is inconsistent with the overall cladding scheme for the building.

3) 153.062 – Building Types (H)(1)(g) – Windows, Projecting Sills Required.

Windows within siding clad walls shall have a projecting sill to serve as a base for either a minimum one by four trim or brick mould casing.

Request: To permit windows to be recessed into the siding clad facades with no projecting sills.

Criteria Met. The overall aesthetic of the building is modern and contemporary with a mix of materials. A projecting sill would minimize the overall contemporary look of the wall system.

4) 153.062 – Building Types (N)(4)(a)(5) Vents, Air Conditioners, other Utility Elements on Street-Facing Facades.

Vents, air conditioners shall not be part of any street-facing building façade.

Request. Permission for PTAC and VTAC units grills/louvers on street facing facades and architectural louvers above restaurant storefront windows for future mechanical systems.

Criteria Met. The PTAC and VTAC units are integral to the guestroom window system and will be finished alike for a seamless transition. Architectural louvers are proposed consistently in the transom area of the storefront system elsewhere in Bridge Park for similar tenant mechanical requirements.

5) 153.062 – Corridor Building Type (O)(5)(2) Building Siting, Setbacks.

The minimum rear yard setback is 5 feet.

Request. Allow for the closest corner of the building to Reserve "B" to be setback ± 3.33 feet from the shared property line with Lot 18.

Criteria Met. The property line arrangement is atypical given the proposed private drive within Reserve "B". The distance from this building corner to the curb of Winder Drive (Private) is ± 10 feet, providing sufficient room for pedestrian circulation around this portion of the building.

6) 153.062 – Corridor Building Type (O)(5)(2) Building Siting, Impervious Lot Coverage.

The maximum permitted impervious lot coverage is 80%.

Request. Allow for the 96% impervious coverage for Lot 18.

Criteria Met The proposed development shows patios and streetscape around the building, with hardscape blending with the adjacent sidewalk, and providing a more functional pedestrian space.

7) 153.062 – Corridor Building Type (O)(5)(d)(1) Façade Requirements, Street Façade Transparency.

The minimum ground story street facing transparency is 60%, and the minimum upper story street facing transparency is 30%.

Request: To allow ground story transparency of 18% at the east elevation, 40% at the north elevation, and 46% at the west elevation. To allow upper story transparency of 26% at the east elevation.

Criteria Met The proposal strives to address transparency deficiencies with architectural detailing either through massing or material change to create a unique modern design.

8) 153.062 – Corridor Building Type (O)(5)(d)(1) Façade Requirements, Blank Wall Limitations.

No horizontal distance greater than 15 feet per story shall be blank or windowless.

Request. To allow for the southern portion of the west elevation and the east and west portions of the south elevation to have blank wall areas greater than 15 feet in horizontal distance.

Criteria Met. Blank walls are created due to the interior layout of the guest rooms. A one inch by one inch reveal grid is proposed within the cementitious panel siding in these blank wall areas and accent downlighting to provide visual interest.

9) 153.062 – Corridor Building Type (O)(5)(d)(4) – Vertical Increments

Vertical increments are required no greater than 45 feet in width.

Request: To allow vertical increments greater than 45 feet in width in the middle and the east end of the north elevation, at the east end of the south elevation, and at the south end of the west elevation.

Criteria Met. The wider increments proposed add variety to the material massing scheme. The slightly larger expanses of these cladding materials provide a visual anchor to the elevation and highlight the narrower vertical increments of other more textured cladding materials comprising the elevation.

10) 153.062 – Corridor Building Type (O)(5)(d)(4) – Change in Roof Plane

Changes in the roof plane or type are required at least every 80 feet.

Request: To permit roof planes of ± 111 feet in length without a change in the horizontal plane.

Criteria Met: The proposed roof planes are associated with larger, primary massing elements of the elevation that serves as a backdrop for the other exterior cladding materials. Maintaining a simple rectangular mass with this element is appropriate to the overall architectural character.

- 11) 153.062 – Corridor Building Type (O)(5)(d)(5) – Minimum Primary Façade Materials.**
80% of the materials must be comprised of either stone, brick, or glass.
Request: To allow primary material percentages of 45% on the north elevation, 37.5% on the south elevation, 53% on the east elevation, and 38.5% on the west elevation.
Criteria Met. The mix of materials is necessary to create the modern, contemporary design aesthetic. The design of the building is contemporary and with an appropriate mix of materials.
- 12) 153.064 – Open Space Types (C) Provision of Open Space.**
One square foot of publicly accessible open space is required for every 50 square feet of commercial space proposed.
Request: To permit 1,203 square feet of open space, where 1,910 square feet are required.
Criteria Met with Condition. That the applicant evaluate opportunities to increase the amount of publicly accessible open space or provide fees in lieu of the open space deficit.
- 13) 153.064 – Pocket Park General Requirement (G)(2)(a) Street Right-of-Way Frontage Required.**
A minimum of 30% of the perimeter of the open space is required along a building and street.
Request: 0 feet of perimeter to be required along the street right-of-way.
Criteria Met with Condition. That the applicant provide a public access easement in lieu of access along a street right-of-way.
- 14) 153.064 – Pocket Park General Requirement (G)(3)(b) Frontage Orientation of Adjacent Buildings.**
The preferred orientation of open space is along the front or corner side property line.
Request: Permission to orient Pocket Park toward the rear property line.
Criteria Met. The four sided design of the proposed building and orientation along a private drive meet the intent of the orientation requirement.
- 15) 153.064 – Pocket Park General Requirement (G)(5) – Ownership.**
Open Spaces may be either publicly or privately owned. If privately owned, required open space must be publicly accessible along a street right-of-way.
Request: Permission for a privately owned open space to not require access along the street right-of-way.
Criteria Met with Condition. That the applicant provide a public access easement in lieu of access along a street right-of-way.

D. Site Plan Review Analysis [§153.066(F)(2)]

- 1) The Site Plan Review be substantially similar to the approved Basic Site Plan.**
Criteria met. The proposal is the substantially similar to the Basic Site Plan, as approved by City Council.
- 2) Consistent with the approved Development Plan.**
Criteria met as noted. The development plan is part of this application.
- 3) Meets all Zoning requirements except as authorized by Administrative Departures and Waivers.**
Criteria met. As reviewed in this report, all applicable sections of the Code are met, met with conditions, or met with Waivers and Administrative Departures.
- 4) Internal circulation system and driveways provide safe and efficient access.**
Criteria met. As proposed, the development is consistent with the Principals of Walkable Urbanism of Section 153.057 by providing pedestrian connections through the site and to existing sidewalks and paths surrounding the development.
- 5) The relationship of buildings and structures to each other and other facilities is appropriately integrated with Community.**
Criteria met. The proposed layout of the site and its modern architectural design provides for coordination and integration of the development within the surrounding area, while maintaining the high quality image of the city.
- 6) Consistent with requirement for types, distribution and suitability of open space.**
Criteria not met. The open space is not publicly accessible and fails to meet the requirements of public open spaces section of the Code for type, distribution and suitability.
- 7) The scale and design of the development allows for the adequate provision of services.**
Criteria met. This proposal includes provisions for connecting to existing public utilities including public water, sanitary sewer and stormwater management.
- 8) Stormwater management systems and facilities are adequate and do not adversely affect neighboring properties.**
Criteria met. The final plans include provision for providing treatment of stormwater. This system will be required to meet the City of Dublin Stormwater Management Code.
- 9) If phased, the proposed phase can stand alone.**
Criteria met. As proposed, the Site Plan can provide all necessary services required to function independently from future phases.

10) Demonstrates consistency with principles of walkable urbanism, BSD Vision Principles, Community Plan, and other applicable documents.

Criteria met. The development will provide an interesting, walkable setting for urban lifestyles that places value on human scale and a diversity of experiences. The layout of the public spaces and function of the integrated sidewalk and bikeway network and the mixed-use development is consistent with these principles.

5. Staff Recommendation

A. Development Plan Review

The proposed Development Plan Review is consistent with all applicable review criteria.

Approval is recommended to the Planning and Zoning Commission with no conditions.

B. Waiver Review

The 15 proposed Waivers meet all applicable review criteria as detailed above. **Approval** is recommended to the Planning and Zoning Commission for the following 15 waivers:

- 1) Building Types – Parapet Height
- 2) Building Types – Horizontal Expression Lines
- 3) Building Types – Windows, Projecting Sills
- 4) Building Types -- Vents, Air Conditioners, and Other Utility Elements on Street Facing Facades
- 5) Building Types – Rear Setbacks
- 6) Building Types – Maximum Impervious Lot Coverage.
- 7) Building Types – Street Facing Transparency
- 8) Building Types – Blank Wall Limitations
- 9) Building Types – Vertical Increments
- 10) Building Types – Permitted Primary Façade Materials
- 11) Building Types – Change in Roof Plane
- 12) Open Space – Provision of Open Space
- 13) Open Space – Street ROW Frontage Required
- 14) Open Space – Frontage Orientation of Adjacent Buildings
- 15) Open Space – Ownership

C. Site Plan Review

The proposed Site Plan Review and Parking Plan is consistent with all applicable review criteria. **Approval** is recommended with the following 8 conditions:

- 1) That the applicant evaluate opportunities for provision of required publicly accessible open space;
- 2) That the applicant provide a public access easement to and over the proposed Pocket Park;
- 3) That an on-street van accessible parking space be provided based on the provision of 3 new parking spaces;
- 4) That bicycle parking spaces be provided as required by Code;
- 5) That exterior lighting specifications for all proposed fixtures be submitted with building permits;
- 6) That exterior lighting be provided in the area of the Pocket Park to meet the minimum footcandle requirements of Code;

- 7) That details and specifications for the proposed vehicular canopy be submitted with building permits; and
- 8) That the applicant verify the proposed height of the retaining walls surrounding the open space along Winder Drive and request any necessary approvals should they exceed Code-permitted height.