



RECORD OF DETERMINATION

Administrative Review Team

Thursday, October 11, 2017

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

2. **BSD SRN – Bridge Park, Block G** **PID: 273-012471**
18-061BPR **Basic Plan Review**
- Proposal:** The construction of a mixed-use development consisting of a residential building, a parking structure with a liner, and an additional building as part of the Bridge Park Development. The site is zoned Bridge Street District - Scioto River Neighborhood.
- Location:** West of Dale Drive, northwest of the intersection with Bridge Park Avenue.
- Request:** Review and recommendation of approval to City Council for a Basic Plan Review under the provisions of Zoning Code Section 153.066.
- Applicant:** Crawford Hoying Development Partners, represented by James Peltier, EMH&T.
- Planning Contact:** Claudia D. Husak, AICP, Senior Planner
- Contact Information:** 614.410.4675, chusak@dublin.oh.us
- Case Information:** www.dublinohiousa.gov/pzc/18-061

REQUEST 1: ADMINISTRATIVE DEPARTURE

1. §153.062—Building Type Requirements (O)(12)(a)(1) Parking Structure Required Building Zone - Request - Building G2 to be 4.66 feet from Dale Drive right-of-way, encroaching beyond the required building zone.

Determination: The Administrative Departure was disapproved.

REQUEST 2: WAIVER REVIEWS

Request for a recommendation of approval to City Council for four Waivers:

1. §153.062—Building Type Requirements (O)(12)(a)(1) Parking Structure Building Type. Building Siting. Front Property Line Coverage - Minimum 90% front property line coverage required; requested - Building G2 to be 58.8% at Dale Drive in combination with Building G4 on the same lot.
2. §153.062—Building Type Requirements (O)(5)(a)(1) Corridor Building Type. Building Siting. Front Property Line Coverage - Minimum 75% front property line coverage required – Requested - Building G4 to be 58.8% at Dale Drive in combination with Building G2 on the same lot.



**2. BSD SRN – Bridge Park, Block G
18-061BPR**

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Basic Plan Review**

3. §153.062—Building Type Requirements (O)(12)(c) Parking Structure Building Type. Uses & Occupancy Requirements. Ground Story Use Requirements - Commercial uses are required only when fronting a principal frontage street, shopping corridor or a greenway; requested - Building G2 unlined with commercial uses at the ground story along Dale Drive, a principal frontage street.
4. §153.062—Building Type Requirements (O)(5)(b) Corridor Building Type. Height. Maximum Permitted Height - 6 story maximum permitted height; request. Building G1 to be 7 stories in height.

Determination: The four Waivers were recommended for approval to City Council.

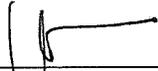
REQUEST 3: BASIC PLAN REVIEW

Request for a recommendation of approval to City Council for a Basic Plan Review with seven conditions:

- 1) That the applicant be request approval of a curb cut along a principal frontage street (Building G2 along Dale Drive) by the City Engineer at Final Site Plan Review;
- 2) That the applicant work with staff to ensure that the internal circulation of the parking structure meets building applicable code requirements at the Final Site Plan Review;
- 3) That the proposed design of the plaza and streetscape extension adjacent to Building G1 be revised to meet Code to provide adequate pedestrian space;
- 4) That the applicant provide additional information to evaluate the actual relationship between the existing and proposed building G1 to the building in Block H prior to submitting for Final Site Plan Review;
- 5) That the applicant will have to address inconsistencies between the plans prior to applying for a Final Site Plan Review;
- 6) That the setback along the shopping corridor along Bridge Park Avenue to meet Code requirements; and,
- 7) That the applicant revise the plans to eliminate door swings into the right-of-way.

Determination: The Basic Plan Review was recommended for approval to City Council with seven conditions.

STAFF CERTIFICATION



Vince Papsidero, FAICP
Planning Director

- 6) ~~That the applicant provide all final details regarding open space and site development standards with the Site Plan Review; and~~
- 7) ~~That the applicant continue to refine architectural details and Building Type requirements, as part of the Site Plan Review.~~

~~The vote was taken and everyone was in favor of the Basic Plan Review to be recommended for approval to City Council with seven conditions, as stated.~~

**2. BSD SRN – Bridge Park, Block G
18-061BPR**

**PID: 273-012471
Basic Plan Review**

Claudia Husak said this application is a proposal for the construction of a mixed-use development consisting of a residential building, a parking structure with a liner, and an additional corridor building as part of the Bridge Park Development. She said the site is zoned Bridge Street District - Scioto River Neighborhood and is west of Dale Drive, northwest of the intersection with Bridge Park Avenue. She said this is a request for a review and recommendation to City Council for approval of a Basic Plan Review under the provisions of Zoning Code Section 153.066.

Ms. Husak noted that City Council reviewed Block G when Block H was reviewed but the proposal for Block G has since been changed, which requires another Basic Plan Review.

Ms. Husak presented the basic plan for Block G. She said the proposal is for three new buildings with 170,000 square feet of office, 16,000 square feet of commercial, 110,000 square feet of residential, 0.43 acres of open space, and associated site improvements on the ±2.28-acre site. She said there is potential for residential liners on the garage similar to other blocks.

Ms. Husak presented a basic drawing to depict massing as viewed from the southwest corner. She said Staff had identified five Waivers, including one requested for the office building (G1) to be seven stories where six stories is the maximum permitted in the Code and Staff is recommending approval. She presented similar drawings for east, west, north, and south elevations and noted this will not be the tallest building in the development. She said the variety of heights on this block was supported by the Commission.

Ms. Husak presented the inspirational images for the proposed character for Block G. She said these designs seem appropriate to what has been approved. She reported the Commission conveyed they welcomed the images with the intent for something different.

Ms. Husak presented the proposed open space for Block G and pointed out the area in G4 of a private amenity space the size of ±7,667 square feet. She said 0.43 acres of on-site open space is proposed for Block G. She reported the Commission discussed open space, specifically how much should be turf versus hardscape with planters, especially given the amount of pets in the area. Vince Papsidero encouraged the applicant to look for inspiration at the small pet park in Cincinnati, which is just one of the amenities offered as part of Washington Park.

Ms. Husak stated the applicant is requesting one Administrative Departure:

1. Building Types – Parking Structure, Required Building Zone (G2)

Ms. Husak explained the applicant is requesting for building G2 to be 4.66 feet from Dale Drive right-of-way, encroaching beyond the required building zone. She said Staff is not recommending approval as the building

can be shifted to the south to meet the required building zone placement to provide the minimum five feet of separation of parking structures from the right-of-way.

Ms. Husak said a few Waivers had been identified for the project such as allowance of the seven-story building (G1), front property line coverage, and occupation of corner (G4). She explained the requests for the four Waivers are as follows:

1. Building Types – Front Property Line Coverage (G2)

Ms. Husak said the applicant is requesting G2 to be 58.8% at Dale Drive in combination with G4 on the same lot, whereas 90% front property line coverage is required. She said the block configuration reduces the ability for the front property line coverage requirement to be met on the Dale Drive lot frontage.

2. Building Types – Front Property Line Coverage (G4)

Ms. Husak said the applicant is requesting G4 to be 58.8% at Dale Drive in combination with G2 on the same lot, whereas 75% front property line coverage required. She explained similarly, the block configuration reduces the ability for the front property line coverage requirement to be met on the Dale Drive lot frontage.

3. Building Types – Ground Story Use (G2)

Ms. Husak said the applicant is requesting G2 unlined with commercial uses at the ground story along Dale Drive, a principal frontage street, whereas, commercial uses are required. She explained the surrounding existing and proposed land uses along Dale Drive are generally a variety of residential uses. She said this specific area of Dale Drive has a significant existing landscape buffer on the opposite side of the street from the parking structure, creating a single-loaded street. She said commercial uses at the ground story of the parking structure in this location would be an isolated node of commercial use.

4. Building Types – Maximum Permitted Building Height (G1)

Ms. Husak said the applicant is requesting G1 to be seven stories in height whereas there is a maximum six story height regulation. She explained the proposed location of G1 is in a low point of the topography on Block G and the topography north to south at the proposed building location, along with the slope increase to the east, may serve to visually minimize the increased building height proposed. She stated Staff has expressed concerns about the garage and entrances being accurately shown given the change in grade through the block.

Aaron Stanford noted the problem with doors swinging into the right-of-way on the east side of G2. He said based on the current plan there are a number of doors that would encroach into the right-of-way. Ms. Husak suggested adding a condition of approval, which can be addressed at the Site Plan Review.

The two added conditions were as follows:

- 6) That the setback along the shopping corridor along Bridge Park Avenue be revised to meet Code requirements; and,
- 7) That the applicant revise the plans to eliminate door swings into the right-of-way.

Ms. Husak added the Sycamore Ridge Apartments are to the east and have been there ±20 years. She said per the new BSD Code, the property would be considered incompatible. She said there is a similar situation

north of Tuller Ridge where Block H was deemed incompatible with the surrounding development. She indicated Staff is questioning whether or not the BSD Code actually speaks to existing development and if incompatibility applies. She indicated they determined the BSD Code does not apply to existing developments but if Sycamore Ridge were to be redeveloped, they would have to follow the BSD Code to become compliant.

Mr. Papsidero commented the height variation in these two blocks will be good for Bridge Park. Mr. Krawetzki said he was concerned with the potential impact on the neighborhood given the height change.

Ms. Husak referred to condition #4, which will likely be a Waiver for the final site plan.

Ms. Husak said disapproval is recommended for the following Administrative Departure:

1. Building Types – Required Building Zone (G2)

Mr. Papsidero asked if there were any other questions or concerns regarding this proposal. [Hearing none.] He called for a motion to approve the Administrative Departure Review as stated. He stated that motions are taken in the affirmative so if the ART is voting to disapprove then they need to vote against the request. Ms. Goss motioned, Mr. Krawetzki seconded, and the vote was unanimous to disapprove the Administrative Departure.

Mr. Papsidero called for a vote to recommend approval to City Council for the four requested Waivers:

1. Building Types – Front Property Line Coverage (G2)
2. Building Types – Front Property Line Coverage (G4)
3. Building Types – Ground Story Use (G2)
4. Building Types – Maximum Permitted Building Height (G1)

The results were unanimous for a recommendation of approval to City Council.

Ms. Husak said approval is recommended to City Council for a Basic Plan Review with seven conditions noted:

- 1) That the applicant request approval of a curb cut along a principal frontage street (building G2 along Dale Drive) by the City Engineer at the Final Site Plan Review;
- 2) That the applicant work with Staff to ensure that the internal circulation of the parking structure meets building applicable Code requirements at the Final Site Plan Review;
- 3) That the proposed design of the plaza and streetscape extension adjacent to building G1 be revised to meet Code to provide adequate pedestrian space;
- 4) That the applicant provide additional information to evaluate the actual relationship between the existing and proposed building G1 to the building in Block H, prior to submitting for a Final Site Plan Review;
- 5) That the applicant will have to address inconsistencies between the plans prior to applying for a Final Site Plan Review;
- 6) That the setback along the shopping corridor along Bridge Park Avenue be revised to meet Code requirements; and
- 7) That the applicant revise the plans to eliminate door swings into the right-of-way.

Mr. Papsidero asked if there were any other questions or concerns regarding this proposal. [Hearing none.] He called for a vote for the Basic Plan Review and the results were unanimous for a recommendation of approval to City Council with seven conditions.

**3. BSD HC – Dublin Toy Emporium, Sign
18-067ARB/MPR**

**28 N. High Street
Minor Project Review**

Nichole Martin said this application is a proposal for an approximately 4.5-square-foot blade sign for an existing tenant space within Historic Dublin on a 0.15-acre site zoned Bridge Street District Historic Core, east of North High Street, ±200 feet north of the intersection with West Bridge Street. She said this is a request for a review and recommendation of approval to the Architectural Review Board for a Minor Project Review under the provisions of Zoning Code Sections 153.066 & 153.170, and the *Historic Dublin Design Guidelines*.

Ms. Martin presented the process for a Minor Project Review. She noted the ART is making a recommendation today to the Architectural Review Board that will hear this application on October 24, 2018.

Ms. Martin presented an aerial view of the site for context. She explained that in general, the Code allows two signs of different types and one additional sign for buildings with access to a public parking lot located to the side or rear of the structure. She added the Code allows for a projecting sign within the Historic District to be a maximum of eight square feet in size on the first story of the structure with a minimum of eight feet of clear distance between grade and the bottom of the sign.

Ms. Martin presented a photograph of the building on North High Street, which has a small concrete entrance between the front door and the City's brick sidewalk in the front at the corner of Wing Hill. She presented the proposed sign that consists of three colors, approximately nine feet in height, and 4.48 square feet in size. She described the proposed sign as a panel that is a double-faced, 0.5-inch MDO (Medium Density Overlay) plywood. She said the graphic is printed on 3M ControlTac with a UV laminate coating and is subsequently affixed to the MDO, which is not a permitted material in the Code. She said the sign will need to be revised to incorporate an approved material of High Density Urethane (HDU), cedar, redwood, treated lumber, or equivalent materials, as required by Code.

Ms. Martin said the sign is affixed to an existing wrought iron bracket, which the applicant has indicated is mounted to allow for 8 feet of clear distance below the sign. She stated the applicant will need to submit verification to the Building Standards Division confirming the clear distance below the sign prior to the issuance of a sign permit. She said additionally, all mounting hardware should be painted to match the mounting bracket. She reported this sign is already installed.

Ms. Martin said this sign was reviewed against the BSD Sign Design Guidelines, Minor Project Review Criteria, Architectural Review Board Standards, and Alterations to Buildings, Structure, and Site. She stated three conditions of approval were identified for the requested recommendation of approval to the Architectural Review Board:

- 1) That the applicant use a permitted wood material for the sign background (HDU, cedar, redwood, treated lumber, or equivalent material);
- 2) That the applicant demonstrate eight feet of clear area is provided beneath the sign to be verified by the Building Standards Division at sign permitting; and
- 3) That the sign mounting hardware is painted to match the color of the hanging bracket.



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PLANNING AND ZONING COMMISSION

RECORD OF ACTION

JULY 7, 2016

**3. BSD SRN – Bridge Park East, Section 4 - G Block
16-044FP**

**Mooney Street
Final Plat**

Proposal: The creation of an approximately 2.28-acre lot (Lot 9) and associated access easement for open space for a mixed-use development, including two buildings containing residential dwelling units, commercial uses and a parking structure.

Request: Review and recommendation of approval to City Council of a final plat under the provisions of the Subdivision Regulations (Chapter 152 of the Dublin Code of Ordinances).

Applicant: Crawford Hoying.

Planning Contact: Claudia D. Husak, AICP, Senior Planner.

Contact Information: (614) 410-4675, chusak@dublin.oh.us.

MOTION: Chris Brown moved, Stephen Stidhem seconded, to recommend approval to City Council of this Final Plat because it complies with the final plat criteria and the existing development standards, with one condition:

- 1) That the applicant ensure any minor technical adjustments to the plat are made prior to City Council submittal.

*Crawford Hoying agreed by consent to the above condition.

VOTE: 7 – 0.

RESULT: A recommendation of approval will be forwarded to City Council.

RECORDED VOTES:

Victoria Newell	Yes
Amy Salay	Yes
Chris Brown	Yes
Cathy De Rosa	Yes
Robert Miller	Yes
Deborah Mitchell	Yes
Stephen Stidhem	Yes

STAFF CERTIFICATION

Claudia D. Husak, AICP
Senior Planner



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PLANNING AND ZONING COMMISSION

MEETING MINUTES

JULY 7, 2016

AGENDA

- 1. BSD SRN – Bridge Park East, Section 4 - G Block Mooney Street
16-044FP Final Plat (Recommended for Approval 7 – 0)**
- 2. BSD-SRN – Bridge Park East, Section 5 – H Block Bridge Park Avenue
16-045PP/FP Preliminary Plat/Final Plat (Recommended for Approval 7 – 0)**
- 3. BSD-OR – Vineyard Church 4140-4150 Tuller Road
16-047ADMC-CU
Administrative Request – Code Amendment (Recommended for Approval 7 – 0)
Conditional Use (Approved 7 – 0)**

The Chair, Victoria Newell, called the meeting to order at 6:31 p.m. and led the Pledge of Allegiance. Other Commission members present were: Chris Brown, Bob Miller, Cathy De Rosa, Stephen Stidhem, Amy Salay, and Deborah Mitchell. City representatives present were: Claudia Husak, Vince Papsidero, Nick Badman, Cameron Roberts, Laura Leister, and Flora Rogers.

Administrative Business

Motion and Vote

Mr. Brown moved, Mr. Miller seconded, to accept the documents into the record. The vote was as follows: Ms. De Rosa, yes; Ms. Salay, yes; Ms. Newell, yes; Ms. Mitchell, yes; Mr. Stidhem, yes; Mr. Miller, yes; and Mr. Brown, yes. (Approved 7 - 0)

Ms. Newell moved, Ms. Salay seconded, to table the minutes until the next meeting since there was not sufficient time provided for review. The vote was as follows: Ms. Newell, yes; Ms. Salay, yes; Mr. Brown, yes; Ms. De Rosa, yes; Mr. Miller, yes; Ms. Mitchell, yes; and Mr. Stidhem, yes. (Approved 7 – 0)

The Chair briefly explained the rules and procedures of the Planning and Zoning Commission. She said certain cases on tonight’s agenda may be approved by consent. She stated that two cases were postponed prior to the meeting. She said two cases were eligible for the consent agenda tonight – Bridge Park E, G Block and Bridge Park E, H Block. She determined to take the cases in the order as they were published in the amended agenda.

- 1. BSD SRN – Bridge Park East, Section 4 - G Block Mooney Street
16-044FP Final Plat**

The Chair, Victoria Newell, said the following application is a proposal for the creation of an approximately 2.28-acre lot (Lot 9) and associated access easement for open space for a mixed-use development, including two buildings containing residential dwelling units, commercial uses, and a parking structure. She said this is a request for a review and recommendation of approval to City Council

of a Final Plat under the provisions of the Subdivision Regulations (Chapter 152 of the Dublin Code of Ordinances).

Motion and Vote

Mr. Brown moved, Mr. Stidhem seconded, to recommend approval to City Council for a Final Plat. The vote was as follows: Ms. Salay, yes; Mr. Miller, yes; Ms. Mitchell, yes; Ms. De Rosa, yes; Ms. Newell, yes; Mr. Stidhem, yes; and Mr. Brown, yes. (Recommended for Approval 7 – 0)

2. BSD-SRN – Bridge Park East, Section 5 - H Block 16-045PP/FP

Bridge Park Avenue Preliminary Plat/Final Plat

~~The Chair, Victoria Newell, said the following application is a request for the subdivision of an approximately 4.57-acre site into two lots (Lots 10 and 11) and a right-of-way for two streets (Mooney Street and Larimer Street) for the development of 6 townhome buildings. She said this is a request for a review and recommendation of approval to City Council of a Preliminary and Final Plat under the provisions of the Subdivision Regulations (Chapter 152 of the Dublin Code of Ordinances).~~

Motion and Vote

~~Mr. Brown moved, Ms. Mitchell seconded, to recommend approval to City Council for a Preliminary Plat and Final Plat. The vote was as follows: Ms. Newell, yes; Mr. Stidhem, yes; Ms. Salay, yes; Ms. De Rosa, yes; Mr. Miller, yes; Ms. Mitchell, yes; and Mr. Brown, yes. (Recommended for Approval 7 – 0)~~

3. BSD-OR – Vineyard Church 16-047ADMC/CU

4140-4150 Tuller Road Administrative Request – Code Amendment Conditional Use

~~The Chair, Victoria Newell, said the following application is a request for an amendment to the Zoning Code to allow “Religious or Public Assembly” as a conditional/size limited use in the BSD-Office Residential District and a proposal for an existing 17,000-square-foot tenant space to be used as a “Religious or Public Assembly” use located on the north side of Tuller Road, approximately 200 feet west of Village Parkway. She said this is a request for a review and recommendation of approval to City Council for an Administrative Request - Code Amendment under the provisions of Zoning Code §153.232 and §153.234 and a request for a review and approval of a Conditional Use under the provisions of Zoning Code §153.236.~~

~~The Chair swore in anyone intending to address the Commission with regards to this case.~~

~~Claudia Husak confirmed the applicant was present. She said based on research, Staff could not find a reason for the Conditional Use being permitted in the Zoning Code for all of the districts (exclusive of the Historic Residential District) and not this one. She said during the 2014 Code Review, it is possible that this one district was inadvertently omitted.~~

~~Chris Brown asked if there was any other consideration for this omission. Ms. Husak said part of it was the size restrictions, which are covered in the size limitations that were proposed for all of the church uses within the BSD so they are limited in size to under 100,000 square feet to prevent a mega-church establishment that would require a lot of parking spaces. She indicated that from a land use perspective, widespread sprawling development is probably not going to continue in the future in this particular district, as discussed by Staff. She said there does not appear to be an issue to accommodate this proposal in this Office Residential District. She clarified that there are Conditional Uses in all of the districts. She said the rezoning portion of this application gets forwarded to City Council that is a Code~~

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~~Mr. Lecklider stated that the permit is not unique to the fact that the church is in the Historic District.~~

~~Ms. Anderson stated that as she understands it, the ARB review fee was waived because the Church is within the Historic District. That is what she understood. Mr. Keenan stated that the information is slightly confusing.~~

~~Mayor Peterson seconded the motion to approve the waiver request.~~

~~Vote on the motion: Vice Mayor Reiner, yes; Mr. Keenan, yes; Ms. Salay, yes; Mayor Peterson, yes; Ms. Amorose Groomes, yes; Ms. Alutto, yes; Mr. Lecklider, yes.~~

~~Mr. Keenan requested that the record reflect that the Food Pantry is a 501(C)(3), the primary basis for his comments.~~

~~• **Alcohol Waiver - Dublin Historical Society – Business After Hours to be held at The Coffman Homestead**~~

~~Ms. Crandall stated that the Dublin Historical Society (DHS) has the opportunity to hold one of the Chamber Business After Hours programs at the Coffman Homestead. Tom Holton, the DHS Board president is present to respond to questions. This event would occur on Tuesday, August 16 from 5:30-7 p.m. Staff is working with the DHS on an event permit, and will be assisting with placement of the event fencing and some other DHS needs associated with this event.~~

~~Tom Holton, DHS President, 5957 Roundstone Place, Dublin, stated that DHS is hosting the Business After Hours event. It is held on the third Tuesday of the month and its location rotates. They have submitted an Event application, and will be working with the City to make sure the grounds are in good shape following their event.~~

~~Vice Mayor Reiner stated that the event is a good way in which to create interest and broaden their base of support.~~

~~Vice Mayor Reiner moved to approve the DHS request for an alcohol waiver. Mayor Peterson seconded the motion.~~

~~Vote on the motion: Mayor Peterson, yes; Ms. Amorose Groomes, yes; Ms. Salay, yes; Mr. Keenan, yes; Vice Mayor Reiner, yes; Mr. Lecklider, yes; Ms. Alutto, yes.~~

~~• **Bridge Park G Block Basic Plan Review**~~

~~Ms. Husak stated that G Block consists of 2.29 acres of proposed development.~~

~~Background~~

- ~~• In 2014, Council made changes to the Bridge Street Code to require Basic Plan Review by Council, in cases where there is a development agreement in place. There is a development agreement with Crawford Hoying in place for the Bridge Park development.~~
- ~~• The Basic Plan review is the first formal step in the process. At the suggestion of staff, the applicant requested and received an informal review of the proposed Bridge Park, G Block development by the Planning and Zoning Commission on June 9, 2016. This was not a required, but rather a voluntary review. The minutes from that meeting were included in this packet.~~
- ~~• At the formal Basic Plan review, Council reviews the concept of the scope and character of the proposed development. Approval by Council of the Basic Plan is required before the plan can move forward.~~

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- Tonight, staff is requesting three motions from Council: one on the waivers for the Basic Plan; one on the Basic Plan itself; and one to determine the required reviewing body for future applications related to this block.
- Council reviewed Block C, just to the west of Block G, in January 2015, and determined that the Planning & Zoning Commission (PZC) would be the required reviewing body for future applications. PZC approved the final proposed plan in June.
- Council reviewed Block B in January 2016, also designating PZC as the required final reviewing body. PZC reviewed the Plan and made their final determinations in August.
- The most recent Block approved was Block A, which is located at the roundabout and includes a hotel, parking structure and event center. That Basic Plan was approved by Council in December 2015. PZC conducted their review in February of that same year.
- In the meantime, Council and PZC have also approved preliminary and final plats for development, public street dedication, and the master sign plan, which currently includes G and C Blocks only.

Block G Basic Site Plan

- The application for Block G of the Bridge Park Development is a proposed development for 2.9 acres located north of Bridge Park Avenue and south of Tuller Ridge Drive between Mooney Street and Dale Drive.
- This is a request for two buildings: (1) G-1 is a new six-story, 75,562-square-foot mixed use (retail, office, residential) building, and (2) G2 - G3 is a five-story, 286,258-square-foot parking structure that is completed wrapped on all sides with commercial, office and residential uses.
- In total, the project proposes 11,428 square feet of retail, 10,769 square feet of office, 180 residential units ranging from micro units to three-bedroom units, 396 structured parking spaces, 0.33-acre of open space, and associated site improvements on the ±2.29 acre site.
- At mid-block, a plaza is proposed, which aligns with the plaza of C Block. One of the waivers requested relates to the provision of additional open space as part of the Scioto Riverside Park.
- G-1 Building is the smaller building – 75,000 square feet, six stories, and includes commercial and office on the first and second floors and 48 residential units on the remaining floors. There is also an elevated walkway to connect to the G-2 building.
- G-2 Building is the larger building – a parking structure comprises the interior of the building; 286,000 square feet; four or five stories, depending on which street it fronts; commercial and office on the first and second floors; 132 residential units of different sizes on the remaining floors.

The Administrative Review Team (ART) has reviewed the Basic Site Plan and recommends City Council take the following actions:

- Approval of Basic Site Plan Waivers for Block G:
 1. Open Space Maximum Distance
This is the maximum distance an existing open space could be located from the main entrance of a building. In this Block, it exceeds the 660 feet that Code would permit.
 2. Parking Garage Entrance Location for Building G-2/G-3
The Code does not permit parking garages to have entries on principal frontage streets, and Dale Drive is considered such a street. Due to the grading and street locations, as approved thus far, the applicant was not

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able to provide an entrance on any of the other sides, other than Mooney. The waiver would permit a garage entry to be located on a principal frontage street.

3. Ground Story Height for Building G-1

This waiver request is also due to site constraints associated with the grading. The request is to allow a ground story to be taller than the Code requirement of 12 to 16 feet. The proposed height is 20 feet.

- Approval of Basic Plan for Block G with two conditions:
 1. That the applicant continue to work with staff to detail construction of portions of Dale Drive to a public street standard appropriate for occupancy of the residential units, including construction design and cost sharing; and,
 2. That the applicant work with staff to determine appropriate locations for bicycle parking outside the parking structure.
- Determine the required reviewing body determination for future Development Plan Review and Site Plan Review applications (Council, PZC, or ART).

Council Discussion:

Ms. Amorose Groomes:

- Requested clarification of the location of the proposed greenspace that is located 715 feet rather than 600 feet from the main entrance.

Ms. Husak responded that the space is essentially the distance from the corner of the G2-G3 building to the Riverside Park.

Ms. Amorose Groomes inquired if the greenspace they are providing is an existing public park.

Ms. Husak responded that is correct – it is an existing greenspace.

Ms. Amorose Groomes stated that the Code states that each development is responsible for actually providing the open space, not that they can claim somebody else's open space as their provision of that requirement. It does suggest fee in lieu of, if that open space will not be provided. Code Section 153.064 states that:

"There shall be a minimum of 200 square feet of publicly accessible open space for each residential dwelling unit. Required open space shall be located within 660 feet of the main entrances of the residential units or the main entrance of a multi-family building..."

It also refers to existing open spaces that can only qualify if approved by the required reviewing body. Has the City already approved designation of a City park as meeting the open space requirements for this developer?

Ms. Husak responded affirmatively. This question came up when Council reviewed the Basic Plan for the entire Bridge Park development. That was one of the considerations --- that the park would be able to be used as open space.

Ms. Amorose Groomes stated that she did not see any notes on that determination in the materials.

Ms. Husak responded that if those minutes were not included, they can be provided. Beginning in paragraph 5, there is the verbiage that "the applicant shall either add to the existing open spaces, create new open space, or pay a fee..." It has been determined that they are providing additional open space as part of this Block.

Ms. Amorose Groomes inquired if that is by providing the public park.

Ms. Husak responded that it is by providing additional open space also on site.

Ms. Salay stated that the greenspace depicted on the slide is open space that the applicant is providing.

Ms. Husak noted that there are three open space sections.

Ms. Salay stated that the applicant is providing those, and, in addition, they are in proximity to the City park.

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Mr. Keenan inquired if provisions were made at the time Ballantrae was developed with respect to the golf course being considered as part of their open space area.

Ms. Salay responded that she believes it was. There are pocket parks throughout Ballantrae, but she believes the golf course was considered, as well.

Mr. Keenan stated that his point is that this case is not setting a precedent. Bridge Park is a dense project that the City is trying to accomplish with respect to Bridge Street in general.

Ms. Salay stated that there really is no other option. The City Park is located here, and she does not have a problem with considering it as part of the open space.

Mr. Keenan stated that it can also be argued that the park would not be here, if not for the development occurring.

Ms. Salay asked for clarification of the additional distance away.

Ms. Husak responded that ART's approval was for 715 feet.

Ms. Salay stated that it would need to be 660 feet to meet Code.

Ms. Husak noted that the site meets the 660 feet requirement, but it needs to be the maximum distance from the nearest entrance to the G2-G3 building.

Ms. Amorose Groomes inquired how many residential units are in that building.

Ms. Husak responded that the total of both buildings is 180 units.

Ms. Amorose Groomes inquired if the City park is eliminated from the equation, how many square feet of greenspace is being provided for that number of dwelling units.

Ms. Husak responded that .333 acre is being provided of the required .8 acre.

Ms. Amorose Groomes stated that nearly a third of these units are two to three bedroom units. There may be pets associated with those units. That is a minimal amount of space for pets. She believes the City needs to require that there is sufficient space and in proximity. Those amenities need to be nearby for any good urban residential setting; it is a quality of life issue. She is skeptical about the number of residents who will cross Riverside Drive in the winter to take their dogs outside.

Mayor Peterson inquired if Council has any questions about the other two waiver requests.

Ms. Amorose Groomes inquired if the applicant is precluded from having two entrances/exits on Mooney Street - one to the north and one to the south.

Ms. Husak responded that there is a distance apart requirement, which could potentially result in another waiver request.

Ms. Amorose Groomes stated that she would be interested in seeing if both entrances/exits could be on one street, rather than have the disruption on a principal frontage street, as well as the side street on Mooney.

Mr. Keenan stated that he would like to see how the parking would work with that layout - it could change it.

Vice Mayor Reiner stated that he believes that if the vehicles are backing up, it is probably preferable to have them exit on a principal street and clear the space. He complimented the developer. Council asked them to wrap the parking garages. There were many inexpensive ways and materials to use, but this is a very comprehensive way in which to do that. The parking garages will not be viewable at all. It is nice, well-executed architecture. He asked if all the residential units would be rentals.

Mayor Peterson invited the applicant to speak.

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Nelson Yoder, Crawford Hoying Development Partners, Ltd., 555 Metro Place, Dublin, responded that the block under discussion will contain all rental units. H Block, which will be discussed next, will contain for-sale condominium units. His response to the previous points made:

- Open space. The question of open space has been under discussion since the beginning of the project. It was recognized early on that the requirement of 250 feet square feet per unit would need to be adjusted, and that was determined before these projects began to roll out. Crawford Hoying has determined at this point that Bridge Park C Block would become one gigantic park under the current formula. With a 12-acre park right across the street, it is preferable to have that park activated with people, not lie empty. It is their opinion that -- by not ignoring it and embracing the fact that the park is there and counting it towards the open space -- it better facilitates people using it and activating that space. That will enable it to look activated 24 hours/day, 365 days/year. The open space that they are providing for these units was included in the comprehensive Master Plan for Bridge Park presented two years ago. Pocket parks were strategically located throughout the project and were interconnected. They were all thoughtfully laid out. They do understand that means a slight extension of the distance to the greenspace. The project engineer has clarified that the distance from the G-2 entrance is actually 770 feet – and that is the amount requested for the waiver tonight, not 715 feet.
- Quality of the open spaces provided. They are spending millions of dollars on the open spaces they are delivering. Concerning a fee in lieu of land dedication, they are investing significantly in these individual pocket parks and open spaces. A fee on top of that would make it necessary to remove a level of finish in a commensurate amount in order to maintain the budget for the project. It is preferable to deliver less at a higher quality that is thoughtfully planned and executed.
- Parking garage entrance off Dale Drive. That section of Tuller Ridge that would be entered is on a very steep slope, because there are two points to connect. Tuller Ridge and Dale Drive are already in place, and they would be connecting Points A and B, which has a significant slope. Introducing a curb cut on Tuller Ridge would require a flat area, so the remaining segments of street would become even steeper and less safe than they are currently. By having the entry location points on Dale Drive and Mooney Street, they can maintain a consistent grade between Dale and Mooney Street, east to west. That is steep, but those two points need to be connected. This also allows a Level 2 entry off Dale Drive and a Level 1 entry off Mooney Street. That works well for circulation and practicality.

Ms. Amorose Groomes inquired if there would be internal circulation.

Mr. Yoder responded that there is interior circulation. From an entry at Mooney Street on the lower, southern end, the movement would be north and up an entire level before making the first turn – parallel with Mooney Street. That would be 9-10 feet on one continuous ramp. Then, the driver would head up the remaining 9-10 feet and heading south. It loops – everything interconnects.

Ms. Amorose Groomes clarified that she never suggested an entry on Tuller Ridge. The suggestion was perhaps two entry/exit points on Mooney, so that the exits would not be on a principal frontage street.

Vice Mayor Reiner inquired if renters would be permitted to have pets.

Mr. Yoder responded that, at this point, a limited number might be permitted -- ground floor units only in certain buildings. The goal is to maintain quality of living for everyone in the units above, and ground floor units tend to lend

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themselves to that in terms of durability, finishes and elimination of sound transfer between the units. At this point, however, that is only a possible consideration. Per their current policy, their units are not yet pet-friendly. Some of the older residents have been requesting it, so they are looking for ways to include it in certain areas that will not affect the quality of life for people without pets. In the communities in which they do allow pets, there are also weight and size limitations.

Ms. Amorose Groomes inquired if those provisions are codified or general practice.

Mr. Yoder responded that the animal weight limits are codified and written into the lease agreements.

Ms. Amorose Groomes inquired if they could change the terms of the lease agreements.

Mr. Yoder responded that they could do so. The leases are annual. If a policy change were made to which a current renter objected, they could accommodate them by moving them to another location or allowing them to terminate their lease.

Mr. Keenan inquired if the policy is the same, more, or less restrictive for the condominium units.

Mr. Yoder responded that at this point, there are no pet limitations for condominium units. The condominium units in Block H are individual townhomes separated by party walls on both sides, three to four stories in height. There is no risk of sound transfer between the walls. They are owner-occupied, and owners have fewer restrictions than renters.

Ms. Amorose Groomes inquired if the construction is slab on deck or slab on grade.

Mr. Yoder responded that it is a combination of slab and stick. Some cast-in-place podiums are being poured as part of the project. The area on Mooney Street is slab, as well as the area above it. Then the construction converts to stick and wraps around the remainder of the project. Typically, the lower, more commercial floors – the first story on Mooney and wrapping around the open space, is concrete. In the purely residential units, it is stick construction.

Ms. Amorose Groomes inquired if the stick construction is load-bearing or just interior finish.

Mr. Yoder responded that there are some load-bearing walls. The party walls would be load-bearing, as well as ¼ walls or exterior walls. Many interior walls would not be load bearing, simply partitions.

Mr. Lecklider stated that with respect to the comments that the Planning and Zoning Commission made -- he thought they were insightful, and, in general, he agreed with them. He has a skeptical view of the use of the cement fiber panels and metal. He assumes that the percentage will be minimal. He could be persuaded, but presently, these are of concern.

Ms. Amorose Groomes stated that she concurs and would also include aluminum windows in that list of concerns.

Mr. Yoder stated that Mr. Hunter will give his presentation and address the architecture and materials, as well.

Russ Hunter, Crawford Hoying Development Partners, Ltd., 555 Metro Place – Suite 600, stated that staff's presentation covered the details of the project well, so he will address how some of PZC's comments have been addressed.

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- G-1 Building – Goal is for a unique building with a character of its own. It should not look like the building next to it. With the original design presented to PZC, the massing felt similar to the other buildings. There was much discussion about the volume in the middle. The buildings tend to get busy and ins/outs with balconies. The thought was that some relief was needed. Juliette balconies have been utilized to add that. Moody Nolan has done a nice job of articulating them in a unique way on both corners, which will be highly visible from Bridge Park Avenue and Dale Drive – the gateway into this project. There is a weaving of the materials, vertically and horizontally, that does occur on other projects. There may be different reactions to some of colors, and he believes that the use of colors needs to be further studied. Perhaps a bright yellow should not be used, but another contrasting color. However, the message they received was to develop the design further, and make sure it is unique. They architect has done a nice job differentiating the G-1 Building from the other buildings.
- G-2 Building - Discussion focused on the issue raised that “there was too much going on.” There were double the amount of vertical balcony penetrations through the building, so that was revised. In place is a much more successful version of that design. This will be a transitional building, less contemporary than some of the other buildings on Bridge Park Avenue and Riverside Drive. That is intentional, because there is legacy property to the east that does not match everything else that is occurring along Bridge Park Avenue. The building is wrapped around all four sides. That is intentional, because there will be residential units on adjacent blocks to the east and the west. The red color was discussed, which some PZC members liked; others did not. The color needs to continue to be studied – perhaps it should not be red, or if it is, it needs to be a different texture – perhaps a woodgrain, cementitious panel. The goal is that it be a relief that is woven through the building. In working with the three approved primary materials of brick, stone and glass, it is difficult to come up architectural variety – which is the goal. Cementitious siding and metal panel, to a lesser degree, provide flexibility in the texture of the building. A brick is 8” x 2” -- a hardi panel could be 12’ by 4’. It is not recommended for an entire building, or even an entire façade, but it does allow some design flexibility. As long as it is installed properly, it can be effective. Metal panels offer something that hardi panel doesn’t – sheen. As the designers look at all the elevations, they take all of that into consideration to create the best composition.

Mayor Peterson asked staff to explain the two conditions associated with the Block G Basic Plan approval.

Ms. Husak stated that the two conditions ART has recommended are:

1. That the applicant continue to work with staff to detail construction of portions of Dale Drive to a public street standard appropriate for occupancy of the residential units, including construction design and cost sharing. There is currently a ditch there that needs to be addressed in some manner; and
2. That the applicant work with staff to determine appropriate locations for bicycle parking outside the parking structure.

Both conditions can be resolved prior to the final site plan/development plan application.

Vice Mayor Reiner stated that the younger professionals who will reside in these units tend to be very bicycle-friendly. Often, they carry their bicycle up the stairs and keep

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them in their residences, so that they are not stolen. What bicycle accommodations will be made? Will there be an area inside the parking garages to secure their bicycles?

Mr. Hunter responded that there is a secured bicycle parking area inside the garages for the tenants, underneath the concrete podium. Additional bicycle racks are provided throughout the public spaces. Tenants do not necessarily want to provide their guests keys to the garage, but guests need to be able to secure their bikes to visit a tenant or a restaurant.

Ms. Alutto inquired why both the entrance and exit from the parking garage could not be located on Mooney Street. Is there a required distance issue or a design issue?

Mr. Hunter responded that the difference in grade from Mooney Street to Dale Drive is such that ramps are needed for both sides of those. In order for the parking structure to function, the ramping must begin immediately. The result is that the ramp is several feet above the level of Mooney at the other end – approximately 18 feet.

Ms. Amorose Groomes noted that many of the balconies are Juliette balconies. How many of the units will have outdoor space versus a Juliette balcony?

Mr. Hunter stated that, typically, most of the units have balconies. It is just the ones along Bridge Park Avenue that are used to create architectural variety on the front.

Ms. Salay inquired if all the ground floor units have outdoor space.

Mr. Hunter responded affirmatively. G-2 has the typical balconies. However, on G-1, there are Juliette balconies on Bridge Park Avenue.

Mr. Lecklider inquired the reason for not having functional balconies on Bridge Street, but just a visual architectural element.

Mr. Hunter responded that balconies are inset six feet, taking a large portion of the building. Some visual relief was needed. In order to bring the elevation together, it was necessary to treat those balconies differently.

Ms. Amorose Groomes stated that it was an important element in activating Bridge Street – having activity on the building, not a flat face.

Mr. Keenan said that it appears to be possible to have only one or the other, not both. It seems that putting those in changes the mass, and it was necessary to make that mass look different.

Ms. Salay stated that there are many units with balconies and outdoor space in all of Bridge Park. The Planning Commission and architects talked about the massing and the face of the building. Juliette balconies are one-plane buildings. Although, there is not the typical balcony, the space has a French door that opens inward. Although some people may prefer an outdoor space, others do not.

Mr. Hunter stated that, effectively, this increases the amount of covered living space. However, in every building, there will be amenity spaces, and renters at Bridge Park have access to all of them. For example, in Building C-1 -- which is just to the north of the office building – there is "cut out" in the middle and a terrace. That is an outdoor open space that is accessible to any resident of Bridge Park at any time. Therefore, for even those who would choose a larger living room and the Juliette balcony, they would be able to walk down the street, or upstairs in their building, to access an outdoor space.

Ms. Amorose Groomes inquired how those spaces would be tied together if ownership of those buildings should change. Is it a binding legal arrangement that would transfer with the sale of the building to ensure that continued access?

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Mr. Hunter responded affirmatively.

Mr. Yoder stated that Crawford Hoying is not contemplating selling these buildings. Their intent is to keep them indefinitely, because they are making a significant investment in Dublin. They are over-amenitizing the project. For the total number of units – 800, it has significantly more amenities than any other community in the area. They have the ability of leveraging everything that the City of Dublin is doing around the project, and, in addition, have added all these other amenities. If any one of the pieces was eliminated, as a stand-alone building – with the amenities that are in it and the surrounding mixed use, including restaurants and spas, it far exceeds any such building within the area.

Ms. Amorose Groomes inquired if surrounding retail is considered an amenity.

Mr. Yoder responded that potential renters look at the "walk score," as well. What is around it is often one of the most important things that people look for when making a purchase. He noted that by introducing Juliette balconies, they are satisfying two needs: (1) PZC's request to make the massing look different; and (2) the market demand to provide something different. There will be a larger living space within and a Juliette balcony, which some people prefer. This will be beneficial when attempting to draw more renters to choose this environment over Grandview or the downtown area.

Ms. Salay inquired if Juliette balconies are permitted in the Bridge Street Code.

Ms. Husak responded affirmatively. There is a size requirement of six or eight feet width.

Vice Mayor Reiner stated that he assumes that the deed or lease restrictions address what is restricted on outdoor balconies.

Mr. Hunter responded that restrictions are included in the lease agreements, and that is policed closely.

Ms. Amorose Groomes continued:

(1) The Bridge Street Code requires that all of the buildings are convertible, meaning that they can serve different uses over the course of time. Can these dwelling units be repurposed, such as office? Does their construction permit that level of flexibility?

Mr. Hunter responded that they do not. Stick built construction does not have that level of flexibility. There is a big difference between concrete or steel and stick built. That difference is not just flexibility, but also cost. Market-rate apartments in this region could not be built from a completely steel or concrete structure and be able to rent them for what people are willing to pay. The design team has come up with a way to create the best product possible out of that material.

Vice Mayor Reiner stated that Council had asked previously about the possibility of converting rental units into condominiums. Does that remain a possibility?

Mr. Hunter responded that it is, as this would be essentially conversion of a residential use to a residential use. It is not possible with an office floorplate. On the G-2 building, there is concrete under the first slab. He noted that with the B-block garage on Longshore Street, there were originally residential units planned. Because the first floor was concrete slab, they were able to convert the first floor to retail.

Ms. Salay stated that the objective of Bridge Street was to have mixed uses throughout, including living, retail, restaurants, and entertainment.

In response to a question of whether millennium tile is being used on the top level of the G-1 building, Mr. Hunter responded affirmatively.

Ms. Amorose Groomes inquired if the reason the tiles are being used at the top of the building, instead of fiber cement board, is their lighter weight load.

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Mr. Hunter responded affirmatively. There is a building code provision that the use of brick must end at a certain height.

Ms. Salay suggested that everyone Google search for examples of the application of millennium tile. It is a great-looking building material. It should make a difference in the appearance – a WOW factor – for this building.

Mr. Hunter noted that the Columbus Library is using it on some of their newest buildings, so there are examples of that application around the Columbus area.

Mr. Lecklider stated that his primary concern as expressed in his earlier comments regarding building materials is long-term sustainability. Although he does have a concern with the color choices, his primary concern is sustainability.

Vice Mayor Reiner stated that he understands that they went to the extra length of changing the fasteners on the building, so there wouldn't be any corrosion. He believes some of the recently appointed PZC members caught that item, which is typically missed.

Block G Actions:

1. Open Space Maximum Distance – Site – Code Section 153.064(C)(1)-(2)

Mayor Peterson moved to approve the first Basic Site Plan Waiver.

Ms. Salay seconded the motion.

Vote on the motion: Mr. Lecklider, yes; Ms. Alutto, yes; Mayor Peterson, yes; Ms. Salay, yes; Vice Mayor Reiner, yes; Mr. Keenan, yes; Ms. Amorose Groomes, no.

2. Parking Garage Entrance Location – G-2/G-3 – Code Section 153.065(B)(5)(a)(3)

Mayor Peterson moved to approve the second Basic Site Plan Waiver.

Mr. Keenan seconded the motion.

Vote on the motion: Ms. Salay, yes; Vice Mayor Reiner, yes; Mr. Keenan, yes; Ms. Amorose Groomes, no; Mayor Peterson, yes; Ms. Alutto, yes; Mr. Lecklider, yes.

Ms. Amorose Groomes explained her votes, noting that this all began with a blank slate. We could have located it anywhere and not required waivers. Waivers are designed to meet a need that arises in a real pinch, such as is typical with the infill or the last pieces. With this, there was a lot of opportunity – it involved the whole site.

Vice Mayor Reiner stated that there are elevation changes that are severe. They are simply asking for an adjustment related to those elevation changes.

Mr. Keenan stated that Council also knew that under Form Based Code, that there would be waivers requested.

Ms. Salay responded that is correct. It was expected and that is why a waiver provision was included in the Code.

3. Ground Story Height – G-1 – Code Section 153.062(O)(5)(b)

Mayor Peterson moved to approve the third Basic Site Plan Waiver.

Ms. Salay seconded the motion.

Vote on the motion: Ms. Salay, yes; Mayor Peterson, yes; Ms. Alutto, yes; Mr. Lecklider, yes; Ms. Amorose Groomes, yes; Mr. Keenan, yes; Vice Mayor Reiner, yes.

- Approve the Basic Site Plan with two (2) Conditions:

- 1) That the applicant continue to work with staff to detail construction of portions of Dale Drive to a public street standard appropriate for occupancy of the residential units, including construction design and cost sharing; and,
- 2) That the applicant work with staff to determine appropriate locations for bicycle parking outside parking structure.

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Mayor Peterson moved to approve the Basic Site Plan with the above two conditions. Mr. Keenan seconded the motion.

Vote on the motion: Vice Mayor Reiner, yes; Ms. Salay, yes; Mayor Peterson, yes; Ms. Alutto, yes; Mr. Lecklider, yes; Mr. Keenan, yes; Ms. Amorose Groomes, yes.

- Determine the required reviewing body determination for future Development Plan Review and Site Plan Review applications (CC, PZC, or ART).

Mayor Peterson moved to refer the review of the Development Plan and Site Plan to the Planning and Zoning Commission.

Mr. Lecklider seconded the motion.

Vote on the motion: Mr. Lecklider, yes; Ms. Alutto, yes; Mayor Peterson, yes; Ms. Salay, yes; Vice Mayor Reiner, yes; Mr. Keenan, yes; Ms. Amorose Groomes, yes.

• **Bridge Park H Block Basic Plan Review**

~~Ms. Husak stated that H Block is to the north of the G Block. It is adjacent to Sycamore Ridge Apartments and Vrable Health Care to the north. It has frontage on John Shields Parkway, which is to the north. South of the site is Tuller Ridge Drive.~~

Overview

- ~~• The proposal is for six buildings, totaling 73 for-sale condominium units. Each unit would have a private garage to the rear of the unit, which is accessed by an auto port.~~
- ~~• One new public street is proposed as part of this block – Larimer Street, which would provide access between Mooney Street and Dale Drive.~~
- ~~• The proposal also includes John Shields Parkway greenway at their northern property boundary. The Planning and Zoning Commission will be reviewing the proposed preliminary and final development plan for that lot on Thursday, which will not be for development, but for open space. There is a requirement of .34 acres open space. The provision is .45 acres – the John Shields Parkway greenway, which will be dedicated as a lot.~~
- ~~• There is also a mid-block crossing, as required by Code. It will be used as a more private open space. There is public access from Mooney Street to Dale Drive, but the intent is to have this open space be used by the residents of the condominium units.~~
- ~~• A swimming pool is proposed as a private amenity.~~
- ~~• At their June 6 meeting, the PZC expressed the need to ensure public access through this area.~~
- ~~• Given the height and the type of units proposed, the architecture is more contemporary than has been seen to date in the Bridge Park development. Towers are included, which will provide access to rooftop amenities, as well.~~
- ~~• There are one or two-car garages provided for each unit, which are accessed through interior courtyards. Each of those has an open space in the center, which will also provide stormwater management. There is bicycle parking within each of the private garages. In total, 153 parking spaces are proposed, which includes the garage spaces and on-street spaces surrounding the Block.~~

~~The Administrative Review Team has reviewed the Basic Site Plan and recommends City Council take the following actions:~~

- Approval of Basic Site Plan Waivers for Block H:
 1. Front Property Line Coverage – Building Type – Code Section 153.062(O)(4)
 2. Permitted Roof Types – Building Type – Code Section 153.062(O)(5)



ADMINISTRATIVE REVIEW TEAM

RECORD OF DETERMINATION

JUNE 23, 2016

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

- | | |
|--|--|
| 3. BSD SRN – Bridge Park, G Block
16-038BPR | Mooney Street
Basic Plan Review |
| Proposal: | A mixed-use development, including two buildings containing 179 residential dwelling units, approximately 12,000-square-feet of office use, 11,000-square-feet of retail use, and a parking structure. The site is bounded by Tuller Ridge Drive to the north, Dale Drive to the east, Mooney Street to the west, and Bridge Park Avenue to the south. |
| Request: | Review and recommendation of approval to City Council for a Basic Plan Review under the provisions of Zoning Code §153.066. |
| Applicant: | Russ Hunter, Crawford Hoying Development Partners. |
| Planning Contact: | Claudia D. Husak, Senior Planner; (614) 410-4675,
chusak@dublin.oh.us |

REQUEST 1: SITE PLAN WAIVERS

Request for an approval recommendation to City Council for 3 Site Plan Waivers:

1. Open Space Types - §153.064(C)(1)-(2) – Distance from Publicly Accessible Open Space – Within 660 feet (required); Within 715 feet (requested).
2. Site Development Standards - §153.065(B)(5)(a)(3) – Location of Parking Structure Entrance/Exit Lanes – Entrance/Exit Lanes not on Principal Frontage Street (required); Entrance/Exit Lane on Principal Frontage Street (requested).
3. Building Types - §153.065(O)(b) – Ground Story Height – Ground story height must be between 12 feet and 16 feet (required); 20 feet due to grade change (requested).

Determination: The Site Plan Waivers were recommended for approval to City Council as part of the Site Plan Review.

REQUEST 2: SITE PLAN REVIEW

Request for a recommendation of approval to City Council for a Site Plan Review with 2 conditions:

- 1) That the applicant continue to work with staff to detail construction of portions of Dale Drive to a public street standard appropriate for occupancy of the residential units, including construction design and cost sharing; and
- 2) That the applicant work with staff to determine appropriate locations for bicycle parking outside of the individual units.

Determination: The Site Plan was recommended for approval to City Council with 2 conditions.

STAFF CERTIFICATION

Vincent A. Papsidero, FAICP
Planning Director

~~Scott Engebretson, Vineyard Columbus, said currently Vineyard Church is just around the corner on the edge of Dublin Village Center and their main operations are centered in Westerville.~~

~~Rachel Ray asked if there would be enough parking to which the applicant replied affirmatively. He said most of the businesses in the area are open Monday through Friday and they would mainly need parking on the weekends.~~

~~Vince Papsidero asked if there were any questions or concerns. [There were none.] He stated the ART's recommendation to the Planning and Zoning Commission is scheduled for next week for the PZC meeting on July 7, 2016.~~

DETERMINATIONS

3. BSD SRN – Bridge Park, G Block 16-038BPR

Mooney Street Basic Plan Review

Lori Burchett said this is a request for a mixed-use development, including two buildings containing 179 residential dwelling units, approximately 12,000-square-foot of office use, 11,000-square-foot of retail use, and a parking structure. She said the site is surrounded by Tuller Ridge Drive to the north, Dale Drive to the east, Mooney Street to the west, and Bridge Park Avenue to the south. She said this is a request for review and recommendation of an approval to City Council for a Basic Plan Review under the provisions of Zoning Code §153.066.

Ms. Burchett presented the block locations for context. She said this was reviewed by the ART and then by the Planning and Zoning Commission as an Informal Review. She briefly reviewed what was presented last week at the ART meeting as a result of the PZC meeting.

Ms. Burchett said approval is recommended for three Site Plan Waivers:

1. Open Space Types - §153.064(C)(1)-(2) – Distance from Publicly Accessible Open Space – Within 660 feet (required); Within 715 feet (requested).
2. Site Development Standards - §153.065(B)(5)(a)(3) – Location of Parking Structure Entrance/Exit Lanes – Entrance/Exit Lanes not on Principal Frontage Street (required); Entrance/Exit Lane on Principal Frontage Street (requested).
3. Building Types - §153.065(O)(b) – Ground Story Height – Ground story height must be between 12 feet and 16 feet (required); 20 feet due to grade change (requested).

Ms. Burchett said approval is recommended for a Site Plan with two conditions:

- 1) That the applicant continue to work with staff to detail construction of portions of Dale Drive to a public street standard appropriate for occupancy of the residential units, including construction design and cost sharing; and
- 2) That the applicant work with staff to determine appropriate locations for bicycle parking outside of the individual units.

Tim Hosterman inquired about the ramp off Dale Drive given the grade changes. He said if the incline is too dramatic, the bike hitches on the police cruisers can gouge the concrete. James Peltier, EMH&T, answered the ramp is six inches but there is no actual ramp, it just goes into the second floor. He added that the ramps inside the garage are the gradual standard.

PLANNING AND ZONING COMMISSION

RECORD OF ACTION

JUNE 9, 2016

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

**1. BSD SRN – Bridge Park, G Block
16-038BPR**

**Mooney Street
Basic Plan Review**

- Proposal:** A mixed-use development, including two buildings containing 179 residential dwelling units, approximately 12,000 square feet of office uses, 11,000 square feet of retail uses, and a parking structure.
- Request:** Informal review and feedback of a Basic Plan Review prior to review by City Council under the provisions of Zoning Code Section 153.066.
- Applicant:** Crawford Hoying.
- Planning Contact:** Claudia D. Husak, AICP, Senior Planner.
- Contact Information:** (614) 410-4675, chusak@dublin.oh.us.

RESULT: The Commission informally reviewed and commented on a proposal for a mixed-use development, including two buildings containing 179 residential dwelling units, approximately 12,000 square feet of office uses, 12,000 square feet of retail uses, and a fully-wrapped parking structure located northeast of the intersection of Bridge Park Avenue with Mooney Street. The Commission was concerned that the proposed architecture did not provide necessary relief from architectural rhythms established in previously approved blocks of the Bridge Park development. The Commission challenged the applicant to consider future uses of the site and encourage versatile, long-lasting construction wherever possible. The Commission was supportive of the amount and location of the proposed open spaces noting the plaza’s design compliments the plaza to the west.

STAFF CERTIFICATION

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PLANNING AND ZONING COMMISSION

MEETING MINUTES

JUNE 9, 2016

AGENDA

- 1. BSD SRN – Bridge Park, G Block
16-038BPR** **Mooney Street
Basic Plan Review (Discussion only)**
- 2. BSDSRN – Bridge Park, H Block
16-039BPR** **Bridge Park Avenue and Mooney Street
Basic Plan Review (Discussion only)**
- 3. BSD SCN - Charles Penzone Grand Salon
16-015BPR** **6671 Village Parkway
Basic Plan Review (Approved 6 – 0)**

The Chair, Victoria Newell, called the meeting to order at 6:30 p.m. and led the Pledge of Allegiance. Other Commission members present were: Chris Brown, Bob Miller, Cathy De Rosa, Stephen Stidhem, and Amy Salay. Deborah Mitchell was absent. City representatives present were: Claudia Husak, Vince Papsidero, Philip Hartmann, Donna Goss, Nichole Martin, and Flora Rogers.

Administrative Business

Motion and Vote

Ms. Newell moved, Mr. Brown seconded, to accept the documents into the record. The vote was as follows: Ms. De Rosa, yes; Mr. Miller, yes; Mr. Stidhem, yes; Mr. Brown, yes; and Ms. Newell, yes. (Approved 5 - 0)

The Chair briefly explained the rules and procedures of the Planning and Zoning Commission. She said certain cases on tonight's agenda may be approved by consent. She stated that no cases were eligible for the consent agenda tonight. She determined to take the cases in the following order: 3, 1, and 2 and the minutes will reflect the cases recorded in the order as they were published in the agenda.

- 1. BSD SRN – Bridge Park, G Block
16-038BPR** **Mooney Street
Basic Plan Review**

The Chair, Victoria Newell, said the following application is a proposal for a mixed-use development, including two buildings containing residential units, office and retail uses, and a parking structure. She said the site is south of Tuller Ridge Drive, north of Bridge Park Avenue, west of Dale Drive, and east of Mooney Street. She said this is a request for an informal review and feedback of a Basic Plan Review prior to review by City Council under the provisions of Zoning Code §153.066.

Nichole Martin asked if cases for Block G and H could be heard together as the sites are adjacent to one another. The Chair introduced Block H as well so both cases could be heard simultaneously.