

BRIDGE STREET DISTRICT (BSD) WAIVER REVIEW CHECKLIST

I. NARRATIVES & DOCUMENTS: Please submit all documents digitally into the Documents folder on ProjectDox, these documents may consist of multiple pages. Documents typically include project summaries, stormwater report, traffic memo, etc.

WAIVER REVIEW STATEMENT

- Project description describing the proposed development
- State how the waiver relates to existing surrounding land use character of the vicinity, to the Dublin Community Plan, and any other applicable design guidelines

LEGAL DESCRIPTION AND/OR PROPERTY SURVEY FOR EACH PARCEL

II. PLANS & DRAWINGS: Please submit all drawings and plans digitally into the Drawings folder on ProjectDox, these drawings must be single sheets and named using the naming convention discussed in the ProjectDox guide.

EXISTING CONDITIONS

- Site boundaries, including property lines, total acreage, and dimensions
- Existing zoning districts and jurisdictional boundaries and general location of principle thoroughfares
- Adjacent parcels, including building footprints and access points
- General topography and site features including water bodies, tree stands, existing development, etc.
- Existing easements, public/private utility systems, public improvements, and permanent facilities

PROPOSED PLANS

- Proposed site plan and building elevations with key plan
- Approved site plan and building elevations with key plan (if applicable)
- Architectural renderings with material samples and proposed color swatches
- Proposed landscaped plan
- Proposed parking plan

§153.066(K)(5) - WAIVER REVIEW CRITERIA

- (a) The need for the Waiver is caused by unique site conditions, the use of or conditions on the property or surrounding properties, or other circumstance outside the control of the owner/lessee, including easements and rights-of-way;
- (b) The Waiver, if approved, will generally meet the spirit and intent of the Community Plan, BSD Special Area Plan, BSD Design Guidelines, other adopted City plans and policies, and all applicable requirements in §§153.057 through 153.066;
- (c) The Waiver is not being requested solely to reduce cost or as a matter of general convenience;
- (d) The Waiver, if approved, will ensure that the development is of equal or greater development quality with respect to design, material, and other similar features than without the Waiver;
- (e) The requested Waiver is better addressed through the Waiver rather than an amendment to the requirements of this Chapter; and
- (f) The Waiver does not have the effect of authorizing any use or open space type that is not otherwise permitted in that BSD district.

