

## 21-134CP – BRIDGE PARK, BLOCK F – THE BAILEY

### Summary

Construction of a six-story, age-restricted, podium residential building consisting of 87 units and associated site improvements.

### Site Location

Northwest of the intersection of Dale Drive and Banker Drive.

### Zoning

BSD-SRN, Bridge Street District – Scioto River Neighborhood

### Property Owner

Scioto Tuller Acquisition, LLC.

### Applicant/Representatives

Don Brogan, Crawford Hoying  
James Peltier, EMH&T  
Dave Guappone, G2 Planning Design  
Joe Pax, M+A Architects

### Applicable Land Use Regulations

Zoning Code Section 153.066

### Case Manager

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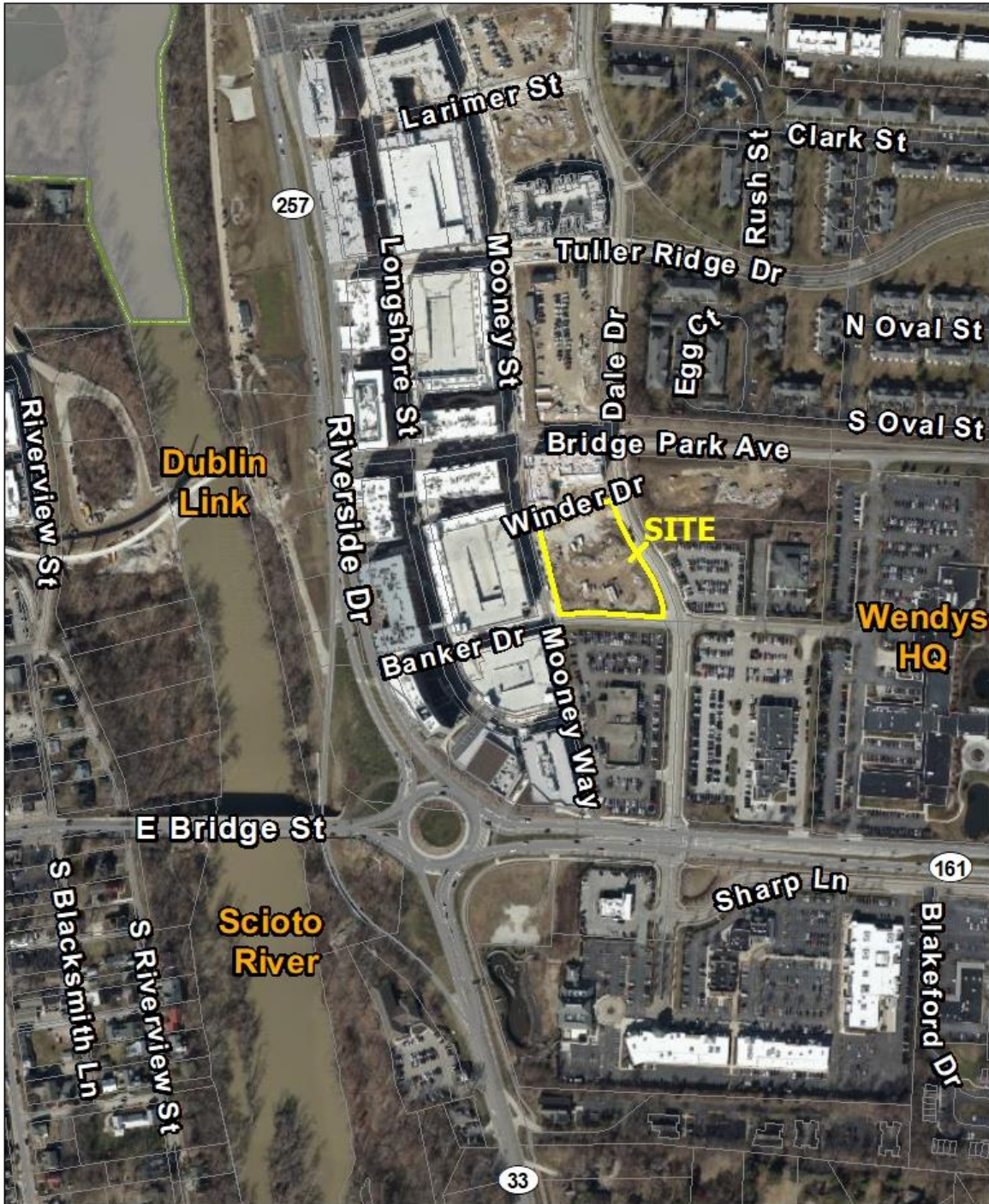
### Next Steps

Following approval of a Concept Plan, the applicant may submit a Preliminary/Final Development Plan application for review by the Planning and Zoning Commission.

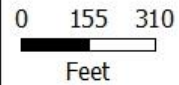
### Zoning Map



## 1. Context Map



21-134CP  
Concept Plan  
Bridge Park, Block F - The Bailey





## 2. Overview

### Background

Bridge Park, Block F is a ±2.6-acres block located north of Banker Drive between Dale Drive and Mooney Street, and south of Bridge Park Avenue. The site is comprised of three parcels: a 0.56-acre parcel developed with a six-story, 145-room hotel (Building F1, Springhill Suites); a 0.22-acre parcel developed with a private, one-way street (Winder Drive); and a 1.77-acre site, the proposed site of this development.

### Case History

#### *Block F – The Bailey*

The Planning and Zoning Commission conducted an informal review and provided non-binding feedback on a proposal to construct a six-story, podium apartment building with 87 residential units, 91 parking spaces and 0.30-acre of open space. The Commission was generally supportive of the proposal, although expressed concern regarding the amount of open space provided. Some members of the Commission expressed reservations regarding a reduced number of parking spaces while other members of the Commission were supportive of shared parking within Block B. The Commission identified the intersection of Dale Drive and Banker Drive as a gateway to Bridge Park that warrants additional architecture, internal program, and open space design details. The Commission recommended the applicant consider opportunities to ensure a more pedestrian-friendly streetscape, particularly along Winder Drive.

#### *Block F – Building F1*

##### February 2019

The Planning and Zoning Commission approved a Site Plan/Development Plan for the development of Building F1. The application was approved with a Parking Plan, 15 Waivers, and eight conditions.

##### October 2018

City Council approved the Basic Plan with Development Agreement 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. City Council approved the Basic Plan with four Waivers and six conditions.

### Process

The Code pertaining to the Bridge Street District development process was revised in Spring 2019 and Spring 2021. The revisions centered on the Review and Approval Process (Chapter 153.066) and eliminated the requirement of a review and recommendation from the ART. The adopted Code amendments also revised nomenclature for the required three-step approval to more closely align with those in the Planned Unit Development Process: Step 1 – Concept Plan (formerly Basic Plan), Step 2 – Preliminary Development Plan (formerly Site Plan), and Step 3 – Final Development Plan (formerly Development Plan). Steps 2 and 3 may be combined at the determination of the Planning Director or Planning and Zoning Commission. The applicant is requesting the Commission's consider for combining the Preliminary and Final Development Plans as this is development of a single building within an established Block of Bridge Park.

## **BSD Code**

The site is zoned BSD-SRN, Scioto River Neighborhood District. The intent of the Scioto River Neighborhood, as outlined in the BSD Code, is to “create an active, walkable destination through the integration of a vibrant mix of uses” including residential, retail, and office. The applicant is proposing multiple-family apartments. The development is proposed to be a for-rent product.

### *Neighborhood Standards*

The BSD Code establishes Neighborhood Districts where special attention to location and character of buildings, streets, and open spaces is important to establish a coordinated mix of uses that fulfills the objectives identified in the BSD Special Area Plan within the Community Plan. Each neighborhood anticipates the conceptual layout of critical elements including street connections, open spaces, and gateways. The proposal applies the principles defined in the Code for the Scioto River Neighborhood including establishing a network of interconnected linear open spaces.

### *Street Network Map and Street Types*

The Code provides a hierarchy of requirements for establishing a gridded street network. The Street Network Map, part of the Thoroughfare Plan, identifies three families of streets: Corridor Connectors, District Connectors, and Neighborhood Streets. Corridor and District Connectors are often designated as Principal Frontage Streets (PFSs), which are designated to ensure a continuous, pedestrian-oriented block.

Dale Drive is identified as a District Connector with a PFS designation, which is the highest priority street classification adjacent to the site. No vehicular access is proposed with the site layout, which aligns with the intent of the Thoroughfare Plan. Dale Drive is intended to be improved to a BSD street finish by the City as a CIP project at a future date. The existing condition on Dale Drive and proposed pedestrian facilities are an interim condition. All other streets adjacent to the site are designated as Neighborhood Streets.

### *Lots and Blocks*

The Lots and Blocks provide standards for minimum and maximum block sizes, which in turn establish lot size. The intent is to limit large blocks of development that are not pedestrian-oriented.

## **Site Characteristics**

### *Natural Features*

The site is undeveloped and void of vegetation. There is significant grade change across the site with approximately 20 feet of fall from Dale Drive to Mooney Street.

### *Surrounding Zoning and Land Use*

North: BSD-SRN – Scioto River Neighborhood (Bridge Park, Block G)  
East: BSD-SRN – Scioto River Neighborhood (COTA Park and Ride)  
South: BSD-SRN – Scioto River Neighborhood (Acura of Columbus)

West: BSD-SRN – Scioto River Neighborhood (Bridge Park, Block B)

#### *Road, Pedestrian and Bike Network*

The site has frontage on three public streets ( $\pm 270$  feet on Banker Drive,  $\pm 270$  feet on Mooney Street and  $\pm 370$  feet on Dale Drive) and one private street ( $\pm 210$  feet on Winder Drive). Sidewalks are existing along Banker Drive, Mooney Street, and Winder Drive. Sidewalk is proposed to be installed along Dale Drive (public) with the proposed development.

#### *Utilities*

The site is served by public utilities. A 12-inch sanitary sewer is located along the west side of Mooney Street, and at the intersection of Dale Drive and Winder Drive. Storm sewer is accessible across the site.

#### **Proposal**

The proposal consists of a six-story podium apartment building containing 87 dwelling units (20, 3-bedrooms and 67, 2-bedrooms) with  $\pm 3,250$  square feet of lobby, fitness, café, and flex space, and an 92-space podium parking structure on the ground story.

#### *Use*

Multiple-family residential is a permitted use. Consideration of a Conditional Use is required to permit a podium parking structure. Additional use-specific considerations are identified by the Building Type requirements, which would be considered in conjunction with Conditional Use criteria.

#### *Layout*

The site is defined by existing public and private streets on all four sides. The resulting lot is polygonal in shape following the curvature of Dale Drive and Banker Drive. The proposed site layout is generally consistent with the development pattern established on Block F. A 'U' footprint building is sited on the north side of the site along Winder Drive (private) with a vehicular drop-off, similar to Building F1. Access to the podium parking structure and service entrance is provided via Mooney Street. The podium is partially hidden by the grade change across the site. A private amenity deck on level 2 accesses a public open space at the intersection fronting Banker Drive.

Aligning with concerns expressed by PZC members at the Informal Review, Staff remains concerned with the large drop-off auto court, and is recommending that the applicant continue to work with Staff to reduce the footprint of the auto court on the north side of the proposed building. A drop off which closely mimics that of the Springhill Suites immediately to the north maintains the drop-off functionality within a smaller footprint, while providing opportunity for increased open space and landscaping. Washington Township Fire Staff have indicated that an auto-turn for apparatus needs to be considered with an auto court/drop off.

A utility structure proposed for the northwest corner of the site appears to encroach into minimum required 5-foot setback along Winder Drive. Staff recommends that the

applicant revise the footprint of the utility enclosure to ensure that the minimum 5-foot setback is met.

The proposed site plan indicates two curb cuts on are to be located on Mooney Street. As shown, neither of these align with the existing curb cut on the west side of Mooney Street, accessing the Block B parking garage. Engineering Staff have indicated that the site should be limited to one access point from Mooney Street. Additionally, the access point should align with the existing access point into the Block B parking garage. On-street parking in the area should also be maintained to the greatest extent practicable. Staff is recommending that the applicant continue to work with Staff to ensure appropriate access is provided into the site, and that on-street parking on the east side of Mooney is preserved to the greatest extent practicable. Additionally, entrances into parking structures are permitted on side or rear elevations. The Mooney Street elevation is a front elevation, requiring a Waiver to allow the proposed entrance into the parking structure. Staff is supportive of this Waiver as a similarly approved condition exists on the west side of Mooney Street into the B Block parking structure. Additionally, this permits the north, west and south elevations to maintain more traditional facades.



### *Parking*

Based on the proposed number of age-restricted units, a minimum of 58 parking spaces are required, and a maximum of 174 are permitted. However, the proposed building is within close proximity to a public transit stop (BSD Code defines close proximity as within 1,320 feet), which permits a reduction in the required parking by 10-percent. This brings the minimum required parking to 53 spaces. A total of 93 parking spaces are proposed with 92 parking spaces located within the building and 1 parking space located on-street. All required bicycle parking spaces are proposed to be provided within the parking structure.

In February, 2019, a parking plan was approved for Building F1 (Springhill Suites) that permitted a reduction in the required parking from 187 spaces to 156 spaces, divided between 14 on-street spaces and 142 excess spaces in the Mooney Street garage (Block B garage). In Staff's analysis, however, the required parking was miscalculated at the time; rather than 187 required spaces, Building F1 was actually required 180 spaces, which includes the 10-percent reduction for its proximity to a public transit stop. In addition to the 53 spaces required for the newly proposed Building F2 (The Bailey), a total of 233 parking spaces are required for the entire block. In total, with the 92 space parking structure proposed with Building F2 (The Bailey), Block F will be providing approximately 104 parking spaces between on-street and structured parking. This leaves a deficit of 129 parking spaces, which is fewer than the 142 that the Mooney Street garage has in excess of what is required for Block B. Approval of a new Parking Plan will be required with a PDP to allow for the continued use of the B Block garage.

### *Building Type*

The BSD Code identifies Building Types that are permitted in each zoning district. The 'Podium Apartment' Building Type is permitted within the Scioto River Neighborhood District. The Building Type establishes the applicable development standards including building siting, height/stories, and the physical and functional form. The applicant has provided a conceptual building form and mass for the Commission's consideration. Conceptual architectural character is also included.

The Required Build Zone (RBZ) for a Podium Apartment Building, required on all public streets, is 5-20 feet with a minimum front property line coverage of 75 percent. The proposed building is sited within the RBZ along Dale Drive, and encroaches past the 5-20 foot RBZ along Mooney Street. Staff recommends that the applicant revise the plans at the Preliminary Development Plan stage of review to site the building within the RBZ on the Mooney Street elevation. Due to the curvature of Dale Drive and the open space programming along Banker Drive, Waivers are required to the RBZ and minimum front property line coverage requirements. A Waiver to the front property line coverage requirement is required for both frontages. A Waiver to the RBZ requirement is required for the Banker Drive frontage.

Lot coverage is not identified, and will be required at the PDP stage of review. Based on the Building Type requirements, a maximum of 70 percent impervious, with an additional 20 percent semi-pervious lot coverage is permitted.

The Podium Apartment Building is limited to a minimum of 3-stories and maximum of 4.5-stories in height, with stories of 10-14 feet in height. The proposal is for a six-story building

with parking on the ground story and five floors of residential above. A Waiver is required to permit the additional 1.5-stories. Given the positive feedback from the PZC at the Informal Review on July 7<sup>th</sup>, and the height of the Springhill Suites hotel north of this site, Staff is supportive of a Waiver to the height requirement. The proposed building is approximately the same height as Building F1 (Springhill Suites).

Parking within the ground story of the building is permitted provided approval of a Conditional Use is obtained. Parking visible along the street is required to be architecturally integrated and screened by a 90 percent opaque element or combination of elements. Masonry is required to be the primary cladding material at the ground story of the building. Enhanced landscape treatments are required along the exposed portions of the podium parking structure. Additionally, a landscape buffer of 5 feet is required in addition to required foundation planting requirements. Staff recommends that the plans be revised at the PDP stage of review to accommodate the required landscape buffer and foundation plantings.

On all street-facing elevations, a minimum 20 percent transparency is required for upper stories. A full Building Type analysis will be required at the PDP stage of review, ensuring that this requirement is met to the greatest extent practicable.

The proposed building appears largely at-grade along Dale Drive with the podium most visible along Mooney Street. Additionally, the common space uses are oriented toward Winder Drive, a private street. The BSD Code encourages the incorporation of active, occupied spaces along street facades wherever possible. Common spaces, including but not limited to fitness facilities, administrative offices, leasing offices, and other occupied spaces should have ground-story street frontage. Staff recommends that the plans be revised to relocate a portion of the proposed common spaces along Dale Drive to meet the intent of this section of Code.

A series of storefront windows are shown on the first floor (parking level) of the Mooney Street elevation. Staff is concerned that the faux storefronts will not achieve the desired effect to enhance the pedestrian experience along the street, and is recommending that the applicant continue to work with Staff to revise this elevation through the use of glazing, landscaping and masonry.

The BSD Code limits the types of buildings that can be adjacent to one another, as to avoid incompatible or uncomfortable relationships between structures. Table 153.062-B indicates that Podium Apartment buildings and Parking Structure buildings are incompatible building types, when located adjacent to one another, unless accessory to residential buildings, wrapped by occupied space, or otherwise permitted by PZC through a Waiver. Ultimately, Staff is supportive of a Waiver as the proposed building's parking structure is largely underground.

### *Architecture*

The applicant has provided conceptual architecture for consideration by the Commission. Elevations appear to consist of a variety of materials including masonry (brick), vertical siding of



an unknown material, and metal paneling. Balconies appear enclosed with a contemporary metal railing.

The structure is contemporary in design, utilizing an angular roof system to create visual interest at the corners of the building. Architectural recesses are provided along each elevation, further creating visual interest. A significant amount of glazing is provided on the north and south facades. Staff is concerned that the east and west elevations appear to contain less glazing and fenestration than the north and south elevations, and is recommending that the applicant work with Staff to ensure that each elevation consists of equally high-quality design.

At the Informal Review, PZC members expressed that the resident amenity area located in the courtyard of the building was too wide, and additionally expressed a desire to see the interior facing elevation stepped down. Staff is recommending that the applicant explore options to create additional visual interest on the interior facing elevations, including but not limited to stepping the elevations out as the building approaches the ground floor.

Podium Apartment buildings require a minimum of 80 percent primary building materials per facade. It is unclear whether the applicant is meeting this requirement on all facades given the level of detail provided. Staff is recommending that the applicant provide a full analysis of the proposed Building Type with the Preliminary Development Plan.



*Proposed building from intersection of Dale Drive with Winder Drive*

#### *Open Space*

Open space within the district is contemplated by block. Based on the proposed combination of uses in Block F, including the existing hotel, a minimum of approximately 0.44-acre of publicly accessible open space is required to be provided within 660 feet of

the main entrances of the existing and proposed buildings. The plans submitted indicate an incorrect square-footage of the hotel and, subsequently, an incorrect calculation for required open space for the block. This should be corrected with a submittal for a PDP.

The plans indicate that a total of approximately 0.38-acre of publicly accessible open space is able to be provided on site, with approximately 0.40-acre of publicly accessible open space provided on all of Block F. However, it is unclear whether the proposed open spaces located immediately adjacent to Building F2 (The Bailey) meet the minimum requirements for size, dimension and programming/design, particularly the centrally located pocket plaza and the pocket plaza in the northwest corner of the site. Additionally, the proposed pocket plaza located centrally on the north property line alters a previously approved open space, approved with Building F1 (Springhill Suites). However, the approved open space on the south side of Winder Drive was not calculated toward the open space requirement at the time. Staff recommends consideration of a Waiver to permit a reduction in the publically accessible open space for Block F.

In detail, the following open spaces are proposed on the site in question:

- A ±1,880-square-foot pocket park is proposed at the northeast corner of Building F2. The area conceptually accommodates green space with groupings of trees and several benches. The proposed open space does not meet the minimum size requirement for a pocket park, as defined by Code.
- A ±887-square-foot open space is proposed at the northwest corner of Building F2. The area conceptually accommodates landscaped beds. No seating opportunities appear to be provided, and there are two access points to the utility enclosure within this proposed open space. Additionally, this open space does not appear to meet the minimum required dimensions or percentage of hardscaping for a pocket plaza, as required by Code.
- A ±11,492-square-foot pocket park is proposed on the south side of Building F2, fronting Banker Drive. The space conceptually accommodates a number of landscape beds, bench seating, trees, a public terrace, a double-sided fireplace, and a series of stairs and paths. A significant portion of this open spaces does not appear to meet the 3:1 length to width ratio required by Code.
- A 2,115-square-foot pocket plaza is proposed on the north side of Building F2. The proposed space is slightly larger than Code permits for a pocket plaza, and does not appear to meet the minimum percentage required for hardscaping. Additionally, a majority of this space is located on the parcel that contains Winder Drive.

A full analysis of the open spaces proposed will be required with a PDP submittal to confirm which proposed open spaces meet the applicable requirements. Staff recommends that, with a redesign of the auto court, the building be moved further to the north, creating a larger open space area at the southern portion of the parcel. Additionally, open spaces not located along a public street will require public-access easements.

In addition to the publically accessible open space proposed for the block, a 0.23-acre private amenity deck is proposed for residents of Building F2. This space includes a variety

of moveable furniture, an outdoor kitchen, a number of seating opportunities, a firepit, bocce court and artificial turf. Details for all furniture and amenities for each of the publically or privately accessible open spaces will be required at the Final Development Plan stage of review.

### 3. Criteria Analysis

#### Waiver Reviews

1) *153.062(B) — Incompatible Building Types*

Requirement: Podium Apartment Building type incompatible with adjacent, existing Mooney Street garage.

Request: To permit a Podium Apartment Building across the street from an existing Parking Structure Building.

Criteria: *Approval.* The intent of this requirement is to avoid uncomfortable or visually incongruent relationships between structures. Staff is supportive of this request as the proposed building's parking structure is largely below-grade.

2) *153.062(O)(12)(a)(1) — Building Siting*

Requirement: Required Build Zone must be between 5-20 feet.

Request: To permit the building to be sited outside of the RBZ along the Banker Drive frontage.

Criteria: *Approval.* The intent of the BSD Scioto River Neighborhood District is to activate streetscapes through high-quality design and intentional placemaking. Outdoor seating and open spaces play a role in achieving that goal. The proposal locates a large open space along the Banker Drive frontage, pushing the building outside of the RBZ.

3) *153.062(O)(12)(a)(1) — Building Siting*

Requirement: Front property line coverage must be a minimum of 75-percent

Request: To permit a reduction in the front property line coverage along the Banker Drive and Dale Drive frontages.

Criteria: *Approval.* The intent of the BSD Scioto River Neighborhood District is to activate streetscapes through high-quality design and intentional placemaking. Outdoor seating and open spaces play a role in achieving that goal. The proposal locates a large open space along the Banker Drive and Dale Drive frontages, lowering the percentage of the frontage occupied by building.

4) *153.062(O)(12)(b) — Height*

Requirement: Podium Apartment Building types are permitted to be 3-4.5 stories in height.

Request: To permit a Podium Apartment Building that is 6 stories in height.

Criteria: *Approval.* The proposed height is similar to the height of Building F1 immediately to the north, and creates a visual break in the height between the buildings across Mooney Street.

5) *153.064(C)(1) — Open Space Dedication*

Requirement: A minimum of 200 square feet of publicly accessible open space for each residential unit is required within 660 feet of the main entrance of the building.

Request: To permit a reduction in the required open space.

Criteria: Approval. The intent of the BSD Scioto River Neighborhood District is to activate streetscapes through high-quality design and intentional placemaking. Outdoor spaces play a role in achieving that goal. However, concern remains regarding a piecemeal approach to allocating open spaces elsewhere in the district simply to meet the minimum requirement for a block of development. Staff is supportive of a reduction in the open space required as each block of development should establish its own character, part of which is achieved by unique and appropriately sized open spaces.

6) *153.062(O)(12)(a)(3) — Parking Location and Loading*

Requirement: Entry for Parking within Building

Request: To permit an entrance into the parking structure that is not on a rear or side façade.

Criteria: Approval. The intent of the BSD Scioto River Neighborhood District is to activate streetscapes through high-quality design. Consolidating curb cuts and garage entrances where possible helps achieve this goal. Permitting an entrance on Mooney Street will allow the other three elevations to retain a more traditional character.

**Concept Plan**

- 1) The CP is consistent with the applicable policy guidance of the Community Plan, the BSD Special Area Plan, and other applicable City plans, and related policies;  
Criteria Met. The CP is largely consistent with applicable plans and policies.
- 2) The CP conforms to the applicable requirements of the BSD Code;  
Criteria Met with Conditions and Waivers. Staff recommends that the applicant continue to work with Staff on a number of items regarding open spaces, architecture, building siting, and site access. A number of Waivers are requested to accommodate unique site conditions.
- 3) The illustrative lots and blocks, supporting street and pedestrian network, and internal circulation provide a coherent development pattern that conforms to the requirements of §§153.060 Lots and Blocks, 153.061 Street Types, and 153.065 Site Development Standards, and the conceptual locations of access points to surrounding streets will avoid adverse impacts on surrounding neighborhoods and traffic infrastructure;  
Criteria Met. The Block F boundaries were previously established. This project is located wholly within the existing block and avoids adverse impacts on surrounding neighborhoods and traffic infrastructure.
- 4) The proposed land uses allow for appropriate integration into the community, consistent with adopted plans, and align with the requirements of §153.059 Uses;  
Criteria Met. The proposal is for an age-restricted, for-rent product. This will be the first such product in Bridge Park, filling a need for diverse housing options in the area.



- 5) The conceptual buildings are appropriately sited and scaled to create a cohesive development character that complements the surrounding environment, and conforms to the architectural requirements of §153.062 Building Types;  
Criteria Met with Conditions and Waivers. Waivers are requested to accommodate unique site conditions and building height. A Waiver to allow a six-story podium apartment building is requested. Staff recommends that the applicant continue to work with Staff on building siting and landscaping.
- 6) The conceptual design of open spaces, including location and relationship to surrounding buildings, provides for meaningful public gathering spaces that benefit the community both within and outside the proposed development;  
Criteria Not Met. Although more details are necessary, conceptual designs and layouts of open spaces are cause for concern. Portions of the proposed open spaces do not appear to meet minimum size, dimension/ratio, and design/programming requirements. Staff is recommending that the applicant continue to work with Staff to ensure adequate and appropriate open spaces are provided. Staff is supportive of a Waiver to allow for a reduction in required open space, provided that the applicant continue to work with Staff to ensure that open space provided is designed in a high-quality manner that encourages gathering and sociability.
- 7) The CP allows for the connection and or expansion of public or private infrastructure and the continued provision of services required by the City or other public agency; and  
Criteria Met. The proposal is wholly within the bounds of Block F, and allows for the continued provision of services.
- 8) The development concept conforms to the requirements of §153.063 Neighborhood Standards, as applicable.  
Criteria Met. The proposal conforms to the requirements of §153.063 Neighborhood Standards.

## 4. Recommendations

### Waiver Review

Staff recommends **approval** of the following six Waivers:

- 1) *153.062(B) — Incompatible Building Types:* To permit a Podium Apartment Building across the street from an existing Parking Structure Building.
- 2) *153.062(O)(12)(a)(1) — Building Siting:* To permit the building to be sited outside of the RBZ along the Banker Drive frontage.
- 3) *153.062(O)(12)(a)(1) — Building Siting:* To permit a reduction in the front property line coverage along the Banker Drive and Dale Drive frontages.
- 4) *153.062(O)(12)(b) — Height:* To permit a Podium Apartment Building that is 6 stories in height.
- 5) *153.064(C)(1) — Open Space Dedication:* To permit a reduction in the required open space.
- 6) *153.062(O)(12)(a)(3) — Parking Location and Loading:* To permit an entrance into the parking structure that is not on a rear or side façade.

### **Concept Plan**

Staff recommends **approval** of the Concept Plan with the following conditions:

- 1) The applicant continue to work with Staff to reduce the footprint of the auto court on the north side of the proposed building.
- 2) The applicant explore moving the building further to the north, creating a larger public open space area at the southern portion of the parcel.
- 3) The applicant provide an auto-turn analysis for the auto court/drop-off area.
- 4) The applicant work with Staff to revise the footprint of the utility enclosure to ensure that the minimum 5-foot setback is met.
- 5) The applicant continue to work with Staff to ensure appropriate access is provided into the site, and that on-street parking on the east side of Mooney is preserved to the greatest extent practicable.
- 6) The applicant provide a Parking Plan with the PDP submittal.
- 7) The applicant revise the plans at the PDP stage of review to site the building within the RBZ on the Mooney Street elevation.
- 8) The applicant revise the plans at the PDP stage of review to accommodate the required landscape buffer and foundation plantings associated with the Podium Apartment Building.
- 9) The plans be revised to locate a portion of the proposed interior common spaces along Dale Drive.
- 10) The applicant continue to work with Staff to revise the garage level of the east elevation through the use of glazing, landscaping and masonry.
- 11) The applicant work with Staff to ensure that each elevation consists of an equally high-quality design and elevations along Principal Frontage Streets are of an elevated design quality.
- 12) The applicant explore options to create additional visual interest on the interior facing elevations, including but not limited to stepping the elevations out as the building approaches the ground floor.
- 13) The applicant correct the open space calculations with a PDP submittal.

### **153.066(F)(2)(b) - Request to Combine PDP with FDP**

Staff recommends **approval** of a request to combine the Preliminary Development Plan with the Final Development Plan.