



PLANNING REPORT

Administrative Review Team

Thursday, May 12, 2022

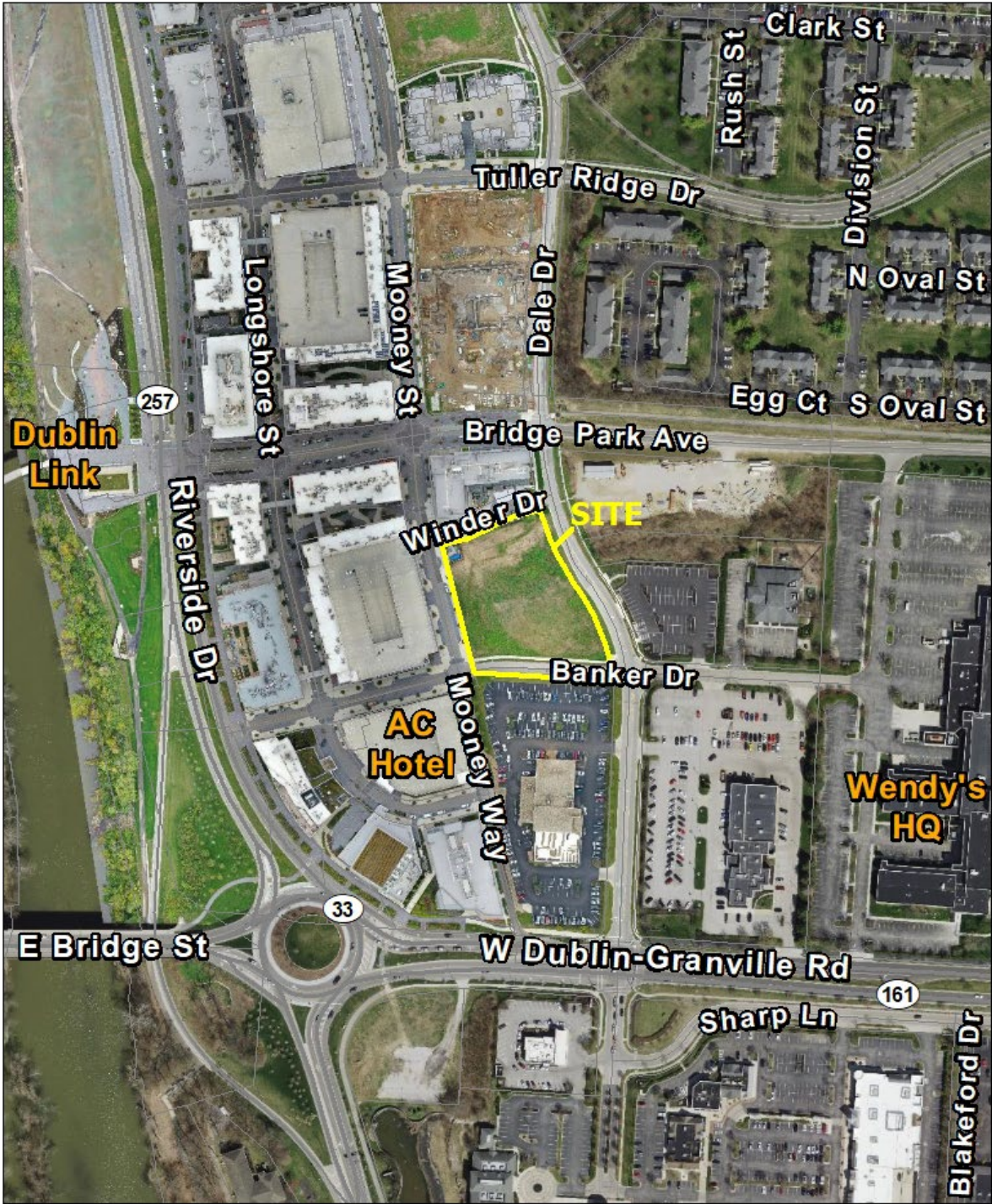
BRIDGE PARK, BLOCK F – THE BAILEY MASS EXCAVATION 22-058MPR

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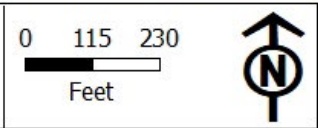
Case Summary

Case	22-058MPR, Minor Project Review at 4351 Mooney Street
Proposal	Mass excavation plan for the undeveloped portion of Bridge, Block F to facilitate development of The Bailey, age-restricted residential apartments.
Request	Review and approval of a Minor Project review under the provisions of Zoning Code §153.066.
Zoning	BSD-SRN, Bridge Street District – Scioto River Neighborhood
Planning Recommendation	<u>Approval of Minor Project Review</u> Planning recommends approval with conditions.
Next Steps	Upon approval from the Administrative Review Team (ART), the applicant may proceed to Building Standards for applicable review and permitting.
Applicant	Don Brogan, Vice President of Real Estate Development, Crawford Hoying
Case Manager	Nichole M. Martin, AICP, Senior Planner (614) 410-4635 nmartin@dublin.oh.us

Site Location Map



22-058MPR
Minor Project Review
Bridge Park, Block F
The Bailey Mass Excavation



1. Overview

Background

The Planning and Zoning Commission (PZC) approved a final development plan for The Bailey, age-restricted residential apartments, on March 17, 2022. The development is located within Bridge Park, Block F, which contains Springhill Suites hotel. Mass excavation permits are requested to facilitate preliminary site work prior to issuance of a private site improvements permit. ART previously approved a mass excavation for Springhill Suites on September 7, 2017.

Site Information

The area of work is on the vacant Block F, east of Mooney Street and north of Banker Drive and south of Bridge Park Avenue, west of Dale Drive. A construction drive from Dale Drive is proposed to provide access to the activity area.

2. Proposal

Summary

This is a request to begin preparing parcels for future development, including mass excavation, sediment control, and the provision of building pads for future development (the subject parcels have not yet received all approvals required for development to begin). The proposal includes required plans for stormwater and erosion control as part of this activity. This proposal does not permit construction of concrete building pads, building foundations, or any other project-specific development components. Grading and other work proposed with this application is at the developer's risk and does not commit the City to any future action or approval. The developer should obtain approval of private site improvement plan within 12 months or restore the site to the original condition.

The developer will need to address all comments provided by Engineering as part of the Building Standards plan review including:

- Clarifying the intended scope of work for the mass excavation permit specifically demolition activities and building pads.
- Ensuring positive drainage is provided.
- Maintaining and controlling pedestrian access with a sidewalk detour plan.
- Providing construction fencing and work zone protection details.

3. Plan Review

Criteria	Review
1. Consistent with the Community Plan, BSD Special Area Plan, BSD Code, and plans/policies.	Criteria met: The proposal allows this site to be developed in an orderly and expeditious manner consistent with the Community Plan and the Bridge Street District zoning regulations.
2. Consistent with previously approved PDP or FDP.	Criteria met with condition: The proposal facilitates site development in accordance with the approved PDP/FDP. The applicant should update the drawings to address all review

Criteria	Review
	comments provided by Engineering as part of the Building Standards permit review.
3. Consistent with established record of the reviewing body.	Criteria met: The ART has previously approved requests for mass excavations subsequent to PZC approval and prior to final permit approvals.
4. Land use meeting requirements and use specific standards.	Criteria met with condition: Construction activities are permitted in association with an approved permit for private site improvements. The applicant should obtain a permit for private site improvements within 12 months of issuance of a mass excavation permit or restore the site to the original condition.
5. Site improvements, landscaping, screening, buffering meet BSD Code.	Criteria met with condition: The applicant should continue to work with Engineer to ensure Chapter 53 of the Dublin Codified Ordinances is met.

Recommendation

Planning Recommendation: Approval of Minor Project Review with conditions:

- 1) The applicant update the drawings to address all review comments provided by Engineering as part of the Building Standards permit review.
- 2) That the private site improvement plans demonstrates compliance with the requirements of the Ohio EPA and Chapter 53 of the Dublin Codified Ordinances is met;
- 3) That the right of entry is signed by both the City and the applicant prior to the start of construction;
- 4) That the applicant obtain a permit for private site improvements within 12 months of issuance of a mass excavation permit or restore the site to the original condition.