City of Dublin

Land Use and Long Range Planning

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ADMINISTRATIVE REVIEW TEAM

MEETING MINUTES

JANUARY 16, 2014

ART Members and Designees: Steve Langworthy, Planning Director; Gary Gunderman, Planning Manager; Alan Perkins, Fire Marshal; Ray Harpham, Commercial Plans Examiner; Barb Cox, Engineering Manager; Fred Hahn, Director of Parks and Open Space; Colleen Gilger, Economic Development Administrator; Jeff Tyler, Building Standards Director; and Dave Marshall, Review Services Analyst.

Other Staff: Gary Gunderman, Planning Manager; Rachel Ray, Planner II; Jennifer Rauch, Planner II; and Laurie Wright, Staff Assistant.

Applicant: Ross Sanford, Lincoln Construction; Gayle Zimmerman, Ford & Associates Architects; David Homoelle, State Bank; Matt Booms, State Bank; Steve Watson, State Bank; Jason Hockstock, Advanced Civil Design; Todd Faris, Faris Design & Planning; and John Behal, Behal Sampson Dietz Architects.

Steve Langworthy called the meeting to order. He asked if there were any amendments to the January 9, 2014, meeting minutes. [There were none.] The minutes were accepted into the record as presented.

INTRODUCTIONS

1. **14-002BPR/CU – BSC Office District – State Bank – Shamrock Boulevard and West Dublin-Granville Road**

Gary Gunderman said this is a request for review of a 10,754-square-foot office building ("Loft" building type) to be constructed on a ±1.25-acre site that is currently part of an overall 2.85-acre parcel located at the northeast corner of Shamrock Boulevard and West Dublin-Granville Road. He said the proposal includes a retail banking and mortgage services facility and a request for conditional use review for a drive-through. He said this Basic Site Plan Review application is proposed in accordance with Zoning Code Section 153.066(D), and this conditional use review application is proposed in accordance with Zoning Code Section 153.236.

Mr. Gunderman presented an overview of the project, including the conceptual building elevations and noted that the remote canopy located in the eastern portion of the site would include one ATM drive and one remote drive-thru teller station, which were connected to the building for the retail banking component. He said the center portion of the building is recessed to define the public entrances on both the south side of the building on State Route 161 and the north side of the building facing the parking lot and Banker Drive. He reported that signs are proposed on the front of the building as well as a ground sign on the parking lot side near the driveway from Banker Drive.

Mr. Gunderman explained that the site has two existing driveway connections to Banker Drive. He said it appears at this point that the majority of the existing trees on this undeveloped site are just outside of the site boundaries. Mr. Gunderman said this was an introduction for a Basic Site Plan Review, with a recommendation to the Planning and Zoning Commission expected from the ART on February 6th for the February 20, 2014, meeting. He asked the applicant if they would like to comment further.

Ross Sanford, Lincoln Construction, introduced Gayle Zimmerman with Ford & Associates Architects. Mr. Sanford explained that the existing State Bank facility is located on South High Street in the Historic District, and although they would love to remain in the same place, they are outgrowing the building but would like to stay close by. He said the bank is based in Defiance, Ohio and this would be the first retail bank for them in the Columbus area.

Mr. Sanford said he understood that the remote retail banking drive-thru was a conditional use and would not require a request for a Waiver. He said he did not have color renderings at this point but affirmed that this is a Loft Building as defined in the Bridge Street Corridor Development Code and the two existing curb cuts along the south side of Banker Drive would serve as the access points into the site. He said he spoke with the City's Landscape Inspector, who confirmed that many of the existing trees on the parcel were not in the best condition. He agreed with Mr. Gunderman regarding the schedule.

Steve Langworthy said that today's goal was to review and discuss the Basic Plan proposal with a target determination date from the ART on February 6.

Mr. Langworthy began by asking if the big Mulberry Tree out front would be saved. Todd Faris, Faris Planning & Design, responded that it would not need to be removed as part of this proposal, but it was not a desirable species.

Rachel Ray inquired about the pocket plaza and confirmed that a portion of the bioswale was within the open space. She said that Planning would like to see more of a hardscape area with amenities within the pocket plaza, but that could be discussed in more detail next week.

Ms. Ray questioned the stormwater elements. Jason Hockstock, Advanced Civil Design, answered that there were three locations, but it was primarily addressed on the west side of the building, which was critical.

Mr. Langworthy asked the ART members for their initial comments.

Jeff Tyler asked if the State Bank in Historic Dublin was being moved out of the current location. David Homoelle, State Bank, replied that a big part of their decision to move was their desire for a drive-thru ATM and teller station, which could not be accommodated in the Historic Dublin.

Ms. Ray noted the ground-mounted condenser units. She confirmed that if they were to be placed on the roof, they would need to be screened by the building parapet.

Barb Cox inquired about stormwater calculations, which the applicant said they had. Ms. Ray noted that this was just the Basic Plan Review; the Site Plan would be reviewed as part of the next phase prior to building permitting.

Ms. Ray said that the City's architectural consultant, David Meleca, agreed to review the plans and provide his recommendations.

Mr. Ross expressed his excitement for this project.

Mr. Langworthy said if there were no further questions or comments, the ART would move on to the next case.

2. 14-003ARTW – Sprint Wireless Rooftop Co-Location – 5072 Tuttle Crossing Boulevard

Rachel Ray said this is a request for Sprint to replace three panel antennas and install six new remote radio heads and three new fiber optic cables on the roof of an office building located at the northeast corner of the intersection of Tuttle Crossing Boulevard and Bradenton Avenue. She said this is a request for review and approval of a wireless telecommunications facility under the provisions of Chapter 99 of the Dublin Code of Ordinances.

Ms. Ray said she would confirm that Sprint has an existing ground facility for equipment cabinets. She said this was only an upgrade and no new antenna construction is proposed. She said she thought this was an easy switch out and would place the detailed engineering drawings in the Dropbox that reflect the proposed removal and replacement plans and equipment. Ms. Ray stated the target date for the Administrative Review Team determination was in two weeks, January 30, 2014.

Steve Langworthy asked if there were any questions or concerns. [There were none.]

CASE REVIEW

3. 14-001ARB-MPR – BSC Historic Residential District – Tackett Residence – South High Street

Jennifer Rauch said this is a proposal for the construction of a new single-family dwelling located southeast of the intersection of South High Street and Waterford Drive. She said this is a request for review and approval of a Minor Project in accordance with Zoning Code Sections 153.063(B) and 153.170 and the *Historic Dublin Design Guidelines*.

Ms. Rauch said this proposal was introduced last week and has since been assigned an address, which is 200 S. High Street. She said the recreation site fee would need to be paid prior to the issuance of a building permit. She explained that the fee is calculated at ½ percent of the total land and building costs of the residential unit with a minimum of $350 and a maximum of $1,000.

Ms. Rauch stated that any existing trees on the tree survey would need to be noted on the plans as either staying or being removed. She said the screening of the A/C units also needed to be indicated. She confirmed that the pool area is included in the lot coverage calculation, and that the proposal still met the requirement.

Barb Cox asked if the applicant planned to incorporate a stoop, pad, or patio adjacent to the door off of the walk-out basement, which would minimally add to the lot coverage. Jeff Tyler said the minimum requirements are a 3-foot by 3-foot slab. Ms. Rauch cautioned the applicant that they are already close to the maximum allowed lot coverage.

John Behal assured the ART that it would not be an issue with the homeowners. He explained their intent is to have a big porch since they do not plan to be out in the sun very often other than to use the pool. He said the owners are not anxious to pave a lot more; they need green space and the back part of the lot is the most scenic.

Steve Langworthy asked about lighting. Mr. Behal said they will have lighting off of the garage. Ms. Rauch recommended that they include the lighting cut sheets as the Architectural Review Board (ARB) will want to examine them.

Ms. Rauch asked that they show the dimension of the front yard setback to confirm that it meets the 15-foot requirement, and that they provide dimensions of the driveway, and show the existing curb gutter manhole.

Ms. Cox said they should verify the location of the stormwater facilities on the property survey, and she would review the location of the manhole as well. Mr. Behal said he would comply.

Ms. Rauch requested a floor plan of the interior of the detached garage and an explanation of how the detached garage would have access from the lower rear portion of the site.

Ms. Rauch said the maximum building height needed to be indicated on the plans to ensure it met the 35-foot maximum requirement. Mr. Behal said it would be incorporated in the revised plans and would provide a sample of the proposed building materials.

Steve Langworthy opened the floor to questions.

Jeff Tyler questioned the second floor window egress for the bedroom spaces and bonus rooms, noting they seemed a little tight.

Ms. Cox inquired about the utilities. She indicated that the stormwater manhole might be acceptable but was concerned about the sanitary sewer access. She said there were two sewer lines that the applicant could connect to, but it would require working with the neighboring properties. She pointed out that the one sewer line ends just short of the neighbor's yard to the north that contains quite a bit of landscaping within the sewer easement. She said the other sewer line runs along the property behind the site, which would also require boring through the ground of that vacant property, if so chosen. Mr. Behal thought that his clients were aware of the sewer issue, and said he would verify this issue with them.

Ms. Ray asked if the sewer connection was expected to be a private lateral line, which Ms. Cox confirmed.

Mr. Behal said he would provide a general grading plan for the site and Ms. Cox said that would be acceptable, although the grading and other site details would be verified at building permitting. She asked that the applicant verify on the plans that the grading will not impact the neighbors.

Mr. Langworthy concluded that the ART recommendation to the ARB would be January 23, 2014, and the target ARB determination would be during their next meeting on January 29, 2014.

ADMINISTRATIVE

Mr. Langworthy asked if there were any further items of discussion. [There were none.]
The meeting was adjourned at 2:35 pm.