



**Land Use and Long
Range Planning**

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ADMINISTRATIVE REVIEW TEAM

MEETING MINUTES

NOVEMBER 15, 2012

Attendees

Steve Langworthy, ART Chair/Director of Land Use and Long Range Planning; Rachel Ray, Planner II; Barb Cox, Engineering Manager; Jeremiah Gracia, Economic Development; Laura Ball, Landscape Architect; Jeff Tyler, Director of Building Standards; and Jonathan Lee, Planning Assistant.

Steve Langworthy called the meeting to order. He said there would be no one from Fire or Police at the meeting.

Rachel Ray introduced the only case on the agenda and emphasized that the parking plan would be the main point of discussion.

Case Review

12-068ARB-MPR – BSC Historic Core District – The Scioto Room – Site and Architectural Modifications and Parking Plan – 38 West Bridge Street

Rachel Ray stated that this is a request for a new eating and drinking facility located at 38 West Bridge Street in the BSC Historic Core District including architectural modifications to an Existing Structure. The request also includes improvements to the existing parking lot, a new ground sign, a pocket plaza, and approval of a parking plan. This Minor Project Review application is proposed in accordance with Zoning Code Section 153.066(G) and under the review standards of Zoning Code Section 153.170 and the Historic Dublin Design Guidelines.

Ms. Ray stated that updated site plans for this application were distributed on November 13, 2012 following the initial introduction of this case to the ART on October 4, 2012.

Ms. Ray provided a presentation identifying updates to the site plan since it was originally submitted. She said one significant change was the modification of the drive aisle to allow a space between the egress door proposed on the east side of the building.

Timothy Bass, the applicant and representative of the property owner, said they completed a property survey following the first submission. The survey shows the curb of the adjacent property encroaches the easement and pushes the drive aisle closer to the building.

Ms. Ray pointed out that the revised site plan showed that the curb cut on Bridge Street would be an exit only drive aisle, with one-way circulation southbound on the site.

There was discussion on determining an effective way to restrict traffic through the site.

Mr. Langworthy suggested using a "Do Not Enter" sign for the Bridge Street exit.

Barb Cox agreed that could help, but unless the entrance driveway was further restricted, drivers would still be likely to try to turn in off of Bridge Street.

Mr. Bass said the "Do Not Enter" sign would have to be close to the right-of-way but they would be willing to do that.

Mr. Langworthy questioned if the parking spaces on the north side of the building were legal. He suggested the use of wheel stops for the spaces on the west side of the site to prevent vehicles from overhanging the proposed walkway.

Mr. Bass agreed that wheel stops could be provided.

Ms. Ray stated that the site plans shows that two parking spaces along the flag portion of the 50 West Bridge Street parcel had been eliminate to allow two-way traffic up to the north entrance to 38 West Bridge Street, and that the rest of the drive aisle along the flag will remain one-way eastbound. She noted that Planning had indicated that it may be necessary to remove the two additional parking spaces along the drive aisle directly north of the site to allow two-way traffic along the entire length of the flag to facilitate circulation between the two sites.

Jason Liu, property owner, responded that they were trying to be creative in dealing with the extreme parking demand in the Historic District by adding as many parking spaces as possible.

Mr. Bass stated that Mr. Liu would prefer to not have two-way traffic in the rear drive aisle and to not lose the two spaces north of the site to accommodate for two-way traffic.

Ms. Cox responded that customers from 50 W. Bridge Street will have to drive through the parking lot of 38 W. Bridge Street to get on to Bridge Street if that is the case.

Mr. Bass stated that if public safety was a concern then they could lose the two spaces and make it two-way, but they preferred to keep the spaces.

Mr. Langworthy asked what hours of the day the banquet facility would operate.

Mr. Liu responded that it would be a banquet-only function operating for around two to three hours for each function.

Ms. Ray stated that one of the comments from the previous review of this application was that the restroom shown off of the kitchen would need to be relocated based on a Building Code conflict.

Mr. Bass said they would focus on the building's interior once they have finalized the site plan and building exterior for the purposes of the Architectural Review Board's review.

Ms. Ray stated that would be fine. She noted that the applicant may want to start looking into some of the interior specifics to ensure that if any interior layout requirements had implications for the building's exterior, that those issues would need to be addressed as part of this review.

Mr. Langworthy asked about the status of the building's occupancy, and if the building would need to have fire sprinklers.

Jeff Tyler stated that the building would not need fire sprinklers under certain Building Code provisions that the applicant would need to demonstrate. Mr. Tyler also noted there was no exit door drawn on the elevations and Mr. Bass said it would be added.

Ms. Ray transitioned the discussion to the proposed signage for the site. She said that Planning had reviewed the wall sign, and thought its design and the building's design might lend itself to a larger size, exceeding the area requirements. She asked the applicant to consider making the sign fit into the architecture of the building a little more, and Planning would likely be supportive of a Waiver to allow a greater wall sign area.

Mr. Bass said the stone wall on the front of the building is a mid-century design element and that they agreed the sign was too small to be characteristic of that type of design.

Ms. Ray introduced some specific discussion items for the application. Ms. Ray inquired about the dumpster enclosure and trash pick-up times.

Mr. Liu said there would be early morning trash pick-up.

Ms. Ray stated that there needed to be a bollard at the end of parking space #5. Mr. Bass agreed.

Ms. Ray asked for comments on the ramp to connect the east door of the building.

Mr. Bass said he believed if there is an accessible means of egress, they do not need a ramp and they will have a compliant egress by the time they come in for permits.

Ms. Ray questioned what changes to the site they would need to make if a ramp is required.

Mr. Tyler said there will be a problem with the landing if they need a ramp. He said the change in directions will be a problem and they will need to widen the stairs out. He said the proposed 12-foot driveway dimensions will be a squeeze.

Mr. Bass said they could do away with the two compact parking spaces to fit it in and gain length on the transition in the drive aisle. The two spaces were shown striped out on the site plan.

Mr. Tyler stated that the stained glass window on the property line would need to be eliminated or fire rated since it is an opening along a party wall.

Mr. Bass said they would look into eliminating the window or putting a shutter on it.

Ms. Ray asked Mr. Bass to provide an overview of the parking plan proposal.

Mr. Bass said that Mr. Liu would like to do a nicer, enclosed storage area, which ends up requiring four parking spaces simply because it is enclosed and becomes part of the facility's gross floor area. He said the parking analysis includes demand for the four required spaces, and that they are only required to have 12 spaces in addition to what they already have. He said they have talked with ParkOps about having access to an additional 20-30 spaces. He pointed out that the Dublin Community Church sent a letter that he had included in the submission materials that committed 25 parking spaces to Mr. Liu for valet use. He said that ParkOps told them that the teacher's lot up at the school has a capacity of 20 on the worst night and there are volume reports to support this. Mr. Bass said he was told that even more

could be done to rearrange parking in the teachers' lot to park even more. He noted that there would only be 7 days out of the year in which the lot could not be used due to annually scheduled school events.

Mr. Langworthy said that the problem with trying to fit more cars in the teachers' lot is the aisles need to be clear for fire trucks.

Mr. Tyler also pointed out that the teachers' parking lot is also used by Mezzo, Tucci's, and other businesses, so he does not think that ParkOps would be able to take on extra capacity in that lot. He said he would need something in writing to believe that they are able to take on extra capacity.

Mr. Bass responded that they still have the 25 spaces committed to them by Dublin Community Church.

Mr. Tyler said that the spaces at the church are only available after 5 p.m. on weekdays because the City currently pays the church for the spaces identified, and they are marked by signs. He said that with the daycare at the church, it will be difficult to find 25 additional parking spaces that will not conflict with the daycare activities.

Mr. Liu said that all employees could park at the church during events. He has attempted to tell his employees to park in the Indian Run lot but is frustrated that the other restaurant owners are not telling their employees to park in the Indian Run lot.

Mr. Tyler asked him if they would be willing to condition this application that all the employees would be required to park in the Indian Run lot.

Mr. Langworthy said that if that was a condition, they could potentially lose the use of 38 W. Bridge Street if they were found to violate that condition. He said that Mr. Liu would have to require his employees to park elsewhere, and could tell them that the City requires them to do so.

Mr. Tyler stated that the parking plan is going to have to be completely airtight by the time it moves forward to the Architectural Review Board. He said that there are going to be lots of questions and challenges at the public meeting.

Mr. Langworthy said City Council is wary of new businesses in the Historic District unless parking requirements are demonstrated to be met. He referred to the previous parking plan that was reviewed by the Architectural Review Board that included a parking plan for four spaces, and there were lots of questions at that time.

Mr. Bass said ParkOps has made it clear that there are no parking problems for the valet except on the seven days of the year when the school has annual special events.

Mr. Tyler told them they would need that information in writing and the numbers to demonstrate that if that's the case.

Mr. Tyler also said they would need a more specific letter from the church including the time frames during which the Scioto Room would have access to the parking spaces, since he is mostly concerned about how they would be able to park during the day. He noted that the City is using 30 spaces in the church parking lot and the other parking spots are near the day care, so he wasn't sure how many additional spaces would be available to the banquet facility during the day.

Mr. Liu said Mezzo is not open during the day so that would free up parking availability in the Indian Run lot.

Mr. Tyler responded that there is currently an agreement where Mezzo would be required to use the valet services if they decided to open during lunch so that does not necessarily solve the parking issue.

Mr. Langworthy asked if the Administrative Review Team members had any further questions or concerns regarding this application. [There were none.] He explained that the Administrative Review Team would make a recommendation to the Architectural Review Board of this Minor Project Review application on November 29, 2012 and that this proposal would be reviewed by the Architectural Review Board on December 12, 2012.

Administrative

Mr. Langworthy asked Ms. Ray to provide a brief update regarding potential upcoming applications. Mr. Langworthy asked if there were any changes to the November 8, 2012 meeting minutes. [No changes requested.] Mr. Langworthy accepted the minutes into record as presented.

Steve Langworthy confirmed there were no further items of discussion and adjourned the meeting.