



**Land Use and Long  
Range Planning**

5800 Shier Rings Road  
Dublin, Ohio 43016-1236

phone 614.410.4600  
fax 614.410.4747

[www.dublinohiousa.gov](http://www.dublinohiousa.gov)

**ADMINISTRATIVE REVIEW TEAM**

**MEETING MINUTES**

**APRIL 11, 2013**

**Attendees**

Gary Gunderman, Planning Manager; Rachel Ray, Planner II; Jennifer Rauch, Planner II; Justin Goodwin, Planner II; Alan Perkins, Fire Marshal; Ray Harpham, Commercial Plans Examiner; Jeff Tyler, Director of Building Standards; Laura Ball, Landscape Architect; Barb Cox, Engineering Manager; Colleen Gilger, Economic Development Manager; Steve Farmer, Police Lieutenant; Andrew Schall, EMH&T; Stephen Caplinger, Creative Design + Planning ; Tim Volchko, EMH&T; and Flora Rogers, Administrative Assistant.

Gary Gunderman called the meeting to order.

**Case Introduction**

**1. 13-029ARB-MPR – BSC Historic Core District – Jeni’s Ice Cream – Signs – 1  
West Bridge Street**

Jennifer Rauch introduced this request to install an 8-square-foot wall sign and a 3-square-foot projecting sign for an existing business located at the southwest corner of the intersection of Bridge Street and High Street. She said this Minor Project Review application is proposed in accordance with Zoning Code Section 153.066(G). She said the Administrative Review Team would make a recommendation to the Architectural Review Board at the next meeting on April 18.

Ms. Rauch said the High Street sign will be individual letters and the Bridge Street sign will be a projecting sign with lighting on the brackets. She said the two signs meet height requirements, the only condition will be to re-paint the areas of the building façade that are currently under the existing sign that will be exposed with the new sign letters.

Colleen Gilger said the proposed signs are similar to the signs used at the Powell location, and they look really nice.

Ray Harpham noted that Dave Marshall, Review Services Analyst, commented that sign permits would be required following the Architectural Review Board’s review of this proposal. He asked if the previously approved Town Center I building sign requirements were still applicable.

Ms. Rauch said the Town Center I requirements were no longer in effect since the Bridge Street zoning regulations were adopted.

Gary Gunderman confirmed that there were no further comments on this application.

**2. 13-030ARB-MPR – BSC Historic Core District – Winan’s of Dublin – Patio – 52  
South High Street**

Jennifer Rauch introduced this request to install a 50-square-foot outdoor seating area for a

restaurant located at the southeast corner of the intersection of South High Street and Spring Hill. She said this Minor Project Review application is proposed in accordance with Zoning Code Section 153.066(G). She said the Administrative Review Team would make a recommendation to the Architectural Review Board at the next meeting on April 18.

Ms. Rauch said this is a multi-tenant building with an existing 36-inch landscaped planting bed that will be removed and replaced with brick pavers that will match the brick used for the existing brick sidewalk. She said there will be two tables with chairs within the right-of-way. She said that she checked with Aaron Stanford, Civil Engineer, who confirmed that because these tables and chairs are temporary in nature that there will not be a need for City Council review of a Request for Right-of-Way Encroachment.

Jeff Tyler noted that the existing landscape bed is not well maintained.

Fred Hahn asked if there would be any trash cans associated with the patio seating. Ms. Rauch said she would check to see if there are trash receptacles in the area, or if they would only be available inside the building.

Gary Gunderman confirmed that there were no further comments.

### **3. 13-031ARB-MPR – BSC Sawmill Center Neighborhood District – Dublin Village Center – Edwards Apartment Building – Tuller Road and Village Parkway**

Rachel Ray introduced this request for review of a 324-unit podium apartment building on a 8.32-acre site to be constructed on the north side of a new public street in the BSC Sawmill Center Neighborhood District to the northeast of the existing AMC Theater. She said this Basic Plan Review application is proposed in accordance with Zoning Code Section 153.066(D). She explained that this Basic Plan Review application was for future Development Plan and Site Plan applications for this proposal.

Ms. Ray explained that the Basic Plan Review is for part of the first phase of the overall Dublin Village Center redevelopment. She said that since the development is greater than five acres with new streets and infrastructure proposed, the applicant is required to first file a Basic Plan Review application, which requires review by the Planning and Zoning Commission. She said at this time, the applicants are targeting the Planning and Zoning Commission review on May 16.

Ms. Ray said this building will have podium parking on the 1<sup>st</sup> level and be constructed at 2 to 3 stories on top of the first floor parking. She described the new public street proposed to the south of the apartment building and the new street and vehicular access drives on either side of the project.

Stephen Caplinger, Creative Design + Planning, representing the applicant, said they have been working on this proposal for a couple of months, and had been meeting with the City to discuss the project's components. He distributed the application materials to the Administrative Review Team members and went through and described each page of the submittal package. He said there will be 100 two bedroom apartments and 220 one bedroom units. He said Edwards was only purchasing and developing this 8.32-acre site.

Mr. Caplinger said the building will be located close to the street and adhering to the Bridge Street District street sections and setbacks. He said they are requesting a waiver for the block

length, addressing the length issue with a break in the middle of the building with pocket parks and with park-like features in front of the building.

Jeff Tyler asked if the connector piece of the building is planned to be constructed with different building materials. Mr. Caplinger indicated it would be designed to look like a series of different buildings.

Ms. Ray said that Planning had discussed the block length Waivers with the applicant, and that they were generally supportive of the Waiver to the north/south block length given the building's dimensions resulting from the podium parking element. She said a second Waiver would be required for the block width, if a street was not provided on the west side of the apartment building, as currently shown, and the City was not supportive of that Waiver. She said however that the City was willing to work with the applicant on the design and character of that street to see how the applicant's objectives for private parking could be achieved on that side of the development.

Mr. Caplinger said there will be one single layer of parking on the first floor and the center court yard is a green roof with parking below. He said there will be court yards interior to the building to the north and south of the green roof element that go all the way down to grade.

Colleen Gilger asked if there were residences at grade level along the new public street on the south side of the building, or if they were planning to provide retail uses.

Mr. Caplinger said the building heights along the south side of the building are designed to potentially accommodate retail in the future, but the market will not support commercial uses at this time, so there are a few residential units at ground level on the south side of the building. He said that the clubhouse, administrative offices, fitness facilities, mail room, etc. are located along the public street frontage, which would help activate that streetscape.

Mr. Caplinger described the proposed open spaces shown on the plans. He said that based on the number of dwelling units, a total of 1.49 acres of open space were required, and the proposal was about .6-acre short of the requirement. He said the applicant planned to request a fee in lieu of providing that remaining open space, but would like to use those funds to make additional enhancements to the existing green spaces within the site. He said the court yards are not included within their open space calculations and will not be open to the public.

Mr. Caplinger said their parking ratio is at 1.7 spaces per unit including the on-street parking, so without the on-street parking included in the calculation, the proposal is about 1.5 spaces per unit.

Mr. Caplinger said they are enhancing the front entrance with urban landscape treatments, providing details of the pocket parks which are heavily landscaped.

Mr. Caplinger said having the residential units at grade will give a nice streetscape appearance. He said the trash will be deposited into trash shoots located on each floor and will be collected at the ground level by maintenance to the trash compactors.

Tim Volchko, EMH&T, went over the engineering plans that included the street, utility, site layout and grading plans.

Mr. Caplinger described the proposed building character and building access, which includes four stairwells and access halls on each side of the building, and one main entrance on the south side of the building. He said the buildings will be card access only.

Mr. Tyler said since there are no doors proposed for the Tuller Road side of the building that they would need significant landscaping and architectural treatments there to avoid the north side of the building just looking like the back of the building. Mr. Caplinger said that was their intent, and they would provide better detailed elevations with the next submittal.

Mr. Caplinger said all units have exterior balconies and all will have a residential character. He said the roof plan will include all of the air conditioning units within roof wells and will be screened with walls and will be hidden from the street.

Ms. Ray asked if the building is mostly brick and glass materials. Mr. Caplinger said there will be a small portion of high quality vinyl siding. Ms. Ray asked that the applicant calculate how much vinyl is proposed as a percentage of the building materials to be used.

Ray Harpham said the parking layout indicated a few dead ends and asked how they would handle someone getting to the end with no available spaces, and how maneuverability would work. Mr. Caplinger said the parking will be assigned, there will be a fee to have parking within the garage and a fee for an assigned or reserved space.

Ms. Ray thanked the applicant for the overview of the plans. She said that because this is the first Basic Plan Review, she wanted to make sure that the ART members understood the process and what they were being asked to review. She asked that the ART identify the "make or break" issues, any potential Waivers to certain Code requirements, and to identify any other inconsistencies with the code. She said after the May 16<sup>th</sup> Planning Commission meeting, the Commission will be asked to approve the Basic Plan application, and following the Commission's decision, the next step is the Development Plan, and later the Site Plan Reviews, which are administrative reviews at that stage. She noted that the ART will have the opportunity to review this application at the next two meetings prior to being forwarded to the Planning and Zoning Commission, with a recommendation planned for the May 2<sup>nd</sup> ART meeting.

Ms. Ray asked the applicant to provide an update to their project timeline. Mr. Caplinger said they are hoping to start leasing units by March 2014 and would need to be under construction by this August 2013.

Ms. Ray said they are working with the applicant on the schedule and would soon be bringing forward the plats for the new roadways.

Mr. Tyler asked if this was a LEED project. Mr. Caplinger said they do not pursue LEED certification but they incorporate many LEED requirements such as green roof, redevelopment of an existing site, recycling, bicycle parking, water quality standards and neighborhood connectivity.

Barb Cox asked what part of the existing buildings will be demolished. Mr. Caplinger indicated the portion of the building on the aerial and said the demolition will be initiated very soon.

Mr. Tyler said Building will review the demo permit. He said he would like to consider how the ART will participate in the review process for the demolition.

Ms. Cox said they will be going through the platting process for the roadway and will be considering police and fire access with the plat.

Mr. Goodwin said there are fire access requirements with dedicated access to the building.

Alan Perkins said they will require a certain width for access and will work with the applicant to satisfy the requirements.

Gary Gunderman asked if there were any further questions at this time. [There were none.] He thanked the applicant.

### **Case Determination**

#### **4. 13-026WID-DP – West Innovation District ID-3 – AEP Substation – 7723 Plain City-Dublin Road (SR 161)**

Justin Goodwin said this case was introduced last week and that this is a request for the development of a new electrical substation for electrical transmission and distribution on an approximately 4.8-acre site. He said the site is adjacent to City of Dublin land along Houchard Road and SR 161 in the West Innovation District. He said this Development Plan Review application is proposed in accordance with Zoning Code Section 153.042(D).

Mr. Goodwin said this AEP Substation development has requirements as part of a purchase agreement with the City dealing with landscaping and fence location. He said the report outlines comments from staff and that our Law Director has determined that the purchase agreement is flexible enough to accommodate the landscaping site restraints. He said the clarifications and changes to the plan will be dealt with during the permitting process, as well as easements.

Andrew Schall, EMH&T, asked who would take the lead on the documents for the easements.

Barb Cox said that EMH&T would start with definitions of AEP rights and obligations, legal descriptions, and surveys. She confirmed that the Law Director would assist with the easement language.

Mr. Goodwin said with the application EMH&T requested 3 administrative departures regarding two landscaping issues and a gravel drive. He said the departures are not necessary due to the nature of the agreement and the temporary access drive.

Mr. Goodwin said the fence departures regarding fence height and the use of barbed wire are however required, and approval is recommended with a condition that the barbed wire be coated black to match the fence.

Mr. Schall agreed as long as the barbed wire is available in coated black.

Mr. Schall said AEP was concerned with Fire having direct access to the compound with consideration to the high voltage and asked that they provide a 24 hour point of contact for the facility for safety reasons.

Alan Perkins agreed that they would work with AEP and not require a KNOX box, but only was concerned about the only turnaround is within the compound. He noted however that Fire would only be going to the site if called in an emergency situation.

Mr. Goodwin said they are recommending approval with no conditions.

Mr. Gunderman asked if the Administrative Review Team members had any further questions or concerns regarding this proposal. [There were none.] He confirmed the Administrative Review Team's approval of this application.

**Administrative**

Mr. Gunderman asked for a brief update regarding potential upcoming applications. Mr. Gunderman asked if there were any changes to the April 4, 2013 meeting minutes [there were none]. Mr. Gunderman accepted the minutes into the record as presented.

Mr. Gunderman confirmed there were no further items of discussion and adjourned the meeting.