



City of Dublin

Land Use and Long
Range Planning

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ADMINISTRATIVE REVIEW TEAM

RECORD OF DETERMINATION

JULY 11, 2013

The Administrative Review Team made the following determination at this meeting:

1. 13-049DP-BSC – BSC Sawmill Center Neighborhood District – Dublin Village Center – Edwards Apartment Building – Tuller Road & Village Parkway

This is a request for review of an approximately 324-unit podium apartment building to be constructed on an approximately 6.4-acre site with approximately 7.82 acres of new public streets and 7.78 acres of off-site improvements in the BSC Sawmill Center Neighborhood District. This is a request for Development Plan Review by the Administrative Review Team under the provisions of Zoning Code Section 153.066(E).

Property Owner: Whittingham Capital LLC; Stavroff Interests, Ltd.

Applicant: Steve Simonetti, Edwards Communities Development Company; represented by Stephen Caplinger, Creative Design + Planning

Planning Contact: Rachel Ray, AICP, Planner II at (614) 410-4656 or rray@dublin.oh.us

DETERMINATION: To approve this application for a Development Plan Review, with 7 conditions:

1. That the plans be corrected to identify "Trinity Drive" as "Trinity Street" (or as otherwise approved with the Final Plat) prior to building permitting;
2. That a new typical section be provided for Tradala Row north of John Shields Parkway prior to building permitting, consistent with the approved Preliminary Plat;
3. That the applicant continue to work with the property owner to locate and design the additional required open space at the intersection of John Shields Parkway and Trinity Street to reinforce the desire for a prominent open space node at this key intersection;
4. That the applicant submit a phasing plan subject to the approval of Planning and Engineering if the applicant determines that multiple phases are necessary;
5. That the applicant submit and receive approval for a separate request(s) for Minor Project Review (as applicable) for the interim site conditions, including grading, seeding, parking lot reconfiguration, and other site restoration measures prior to demolition of any part of the existing shopping center;
6. That the applicant provide a fire hydrant at or near the mid-point of Trinity Street, subject to the approval of the Washington Township Fire Marshal; and
7. That the applicant work with Planning and Engineering to address the infrastructure comments noted in the attached Engineering memo dated July 8, 2013.

RESULT: This application was approved.

STAFF CERTIFICATION

Steve Langworthy
Director of Land Use and
Long Range Planning



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ADMINISTRATIVE REVIEW TEAM

RECORD OF DETERMINATION

JULY 11, 2013

The Administrative Review Team made the following determination at this meeting:

1. 13-055SP-BSC – BSC Sawmill Center Neighborhood District – Dublin Village Center – Edwards Apartment Building

This is a request for review and approval of a 324-unit podium apartment building and associated site improvements including approximately 468 parking spaces and approximately 0.73-acres of publicly accessible open space to be constructed on a 6.4-acre site in the BSC Sawmill Center Neighborhood District. This is a request for Site Plan Review under the provisions of Zoning Code Section 153.066(F).

Property Owner: Whittingham Capital LLC; Stavroff Interests, Ltd.

Applicant: Steve Simonetti, Edwards Communities Development Company; represented by Stephen Caplinger, Creative Design + Planning

Planning Contact: Dan Phillabaum, AICP, RLA, Senior Planner at (614) 410-4662 or dphillabaum@dublin.oh.us

DETERMINATION #1: Approval of this application for Site Plan Review with the following conditions:

1. That the applicant work with the City to execute a suitable agreement that provides the full amount of required open space as required by Code as part of a next phase of development of the BSC Sawmill Center Neighborhood District within 660 feet of this site;
2. That the applicant address the comments and corrections noted in Attachment C, Engineering Memo, to the satisfaction of the City Engineer prior to building permitting;
3. That the following Building Type conditions are addressed prior to building permitting:
 - a) *Colors:* That the applicant verify that the proposed fiber cement siding color palette is consistent with an appropriate historic color palette;
 - b) *Windows:* That the proposed vinyl windows meet the minimum specifications and installation methods as recommended by the City's architectural consultant (See Attachment B, Mark Ford Memo—Vinyl Windows), with the exception of the minimum R-value specification, and that the window details include architecturally appropriate sills, lintels, trim, and other installation specifications as recommended by the City's architectural consultant (See Attachments A & B);
 - c) *Balconies:* That the undersides of the full balconies be stained, painted to match the adjacent trim, or otherwise finished;
 - d) *Terminal Vista:* That the applicant provide a vertical element in Pocket Park 'C,' and that any public art installations receive approval by Planning and Parks and Open Space prior to installation;
 - e) *Ground Floor Street/Non-Street Façade Opacity Requirements:* That the applicant continue to work with Planning and the City's architectural consultant to ensure that the parking garage is screened to an appropriate opacity level through architecturally appropriate fenestration and detailing;
 - f) *Upper Story Street/Non-Street Façade Transparency Requirements:* That the applicant demonstrate compliance with the transparency requirements at building permitting;

- g) *Vertical Façade Divisions*: That the applicant continue to work with Planning and the City's architectural consultant to ensure that an appropriate degree of vertical façade divisions are incorporated on the non-street facing (courtyard) building façades;
 - h) *Horizontal Façade Divisions*: That the elevations showing missing horizontal façade divisions be corrected prior to building permitting; and
 - i) *Synthetic Materials*: That the applicant provide a high quality local example(s) where the Celect siding material has been used for the ART to consider whether its use is acceptable on the courtyard elevations.
4. That the following Open Space Type conditions are addressed prior to building permitting:
- a) That the applicant submit material specifications for all proposed benches, fountains, bicycle racks, art installations, and other amenities proposed for the open spaces; and
 - b) That the applicant continue to work with the Director of Parks and Open Space to ensure that the open spaces are properly designed and sited to meet the intent and minimum requirements of the Code, and that an open space plan be brought back before the ART for consideration prior to approval of the building permit.
5. That the following Site Development Standards conditions are addressed prior to building permitting:
- a) *Bicycle Parking*: That the applicant provide additional bicycle parking spaces within the open space provided on Tuller Road;
 - b) *Surface Parking Lot Design*: That the pedestrian access from the parking lot to the building be ADA accessible;
 - c) *Stormwater Management*: That the stormwater management plan be finalized to the satisfaction of the City Engineer;
 - d) *Street Trees*: That the applicant work with the City Forester to identify appropriate tree species, planting media, spacing, and street tree planting construction detail specifications;
 - e) *Surface Parking & Circulation Area Landscaping*: That a street wall be provided to screen the surface parking lot along the Tuller Road frontage and that the street wall be provided to screen the transformer at the north end of the parking lot, consistent with Code requirements;
 - f) *Street Wall Planting Material*: That the applicant select an alternative to the sea green juniper proposed for the street wall;
 - g) *Fencing*: That the height of the fences along the south elevation enclosing four private outdoor spaces be reduced to not more than four feet in height;
 - h) *Outdoor Waste and Storage Containers and Enclosures*: That the trash compactor access door be painted to match an approved trim color, subject to Planning approval;
 - i) *Light Fixtures*: That the light fixtures be cut-off and the applicant demonstrate that the fixture power and efficiency requirements are met;
 - j) *Open Space Lighting*: That additional lighting be incorporated into the open spaces to ensure a feeling of safety and security; and
 - k) *Lighting Plan*: That the applicant submit a lighting plan demonstrating compliance with Code Section 153.065(F).

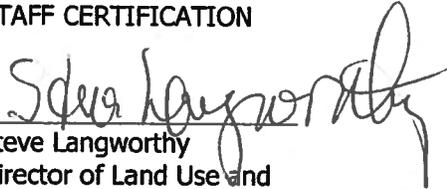
DETERMINATION #2: Approval of the following Site Plan Administrative Departures:

1. 153.062(H)(1)(d) – Permitted Window Material – allowing the use of vinyl windows, provided condition (3)(c) is met;

2. 153.062(I)(1)(d) – Juliet Balcony Design - allowing Juliet balconies to exceed the five foot maximum permitted width since the City's architectural consultant has determined that the Juliet balconies proposed in conjunction with double windows are architecturally appropriate, provided the balconies do not extend more than six inches past the masonry openings;
3. 153.062(O)(13)(d)1 – Podium Garage Street Façade Opacity – allowing the required opacity to be less than 90% but not less than 70%, provided architecturally appropriate fenestration and detailing is provided to reduce the effect of long spans of blank first floor wall area;
4. 153.062(O)(13)(d)2 – Podium Garage Non-Street Façade Opacity – allowing the required opacity to be less than 90% but not less than 55%, provided architecturally appropriate fenestration and detailing is provided to reduce the effect of long spans of blank first floor wall area;
5. 153.062(O)(13)(d)3 – Street Facades: Number of Entrances – allowing fewer than the required number of street entrances given the functionality and limitations of the proposed building type;
6. 153.062(O)(13)(d)4 – Mid-Building Pedestrianway – not requiring mid-building pedestrianways for this Podium Apartment Building Type, since the intent of the Code reference was to exempt this building type from this requirement on blocks consisting of predominantly residential development;
7. 153.062(O)(13)(d)5 – Vertical Façade Divisions (Street-Facing Building Facades) – considering the proposed façade divisions to be architecturally appropriate; and
8. 153.065(B)(3) – Bicycle Parking - for the 325 dwelling units of this project, allowing a total of 130 parking spaces to be provided, with 30 of these being publicly accessible, in lieu of the 163 spaces required. Given that the requirement is based on the total number rather than the required number of parking spaces, the bicycle spaces seem adequate and appropriately distributed.
9. 153.065(E)(2)(a) – Vertical Façade Material Transitions – that Plan Detail (2), Brick to Siding, not be required for recessed balconies.

RESULT: This application was approved.

STAFF CERTIFICATION


Steve Langworthy
Director of Land Use and
Long Range Planning