



**Land Use and Long  
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## **ADMINISTRATIVE REVIEW TEAM**

### **MEETING MINUTES**

**FEBRUARY 7, 2013**

#### **Attendees**

Steve Langworthy, ART Chair/Director of Land Use and Long Range Planning; Rachel Ray, Planner II; Barb Cox, Engineering Manager; Jeff Tyler, Director of Building Standards; Alan Perkins, Fire Marshal; Laura Ball, Landscape Architect; Ray Harpham, Commercial Plans Examiner and Ebony Mills, Office Assistant II.

Steve Langworthy called the meeting to order.

#### **Case Introduction**

#### **1. 13-008MPR – BSC Commercial District – Capitol Cadillac – Signs and Architectural Modifications – 4300 West Dublin-Granville Road**

Rachel Ray said this is a request for exterior modifications to an Existing Structure, including the addition of new wall signs, new façade material, and a new entry portal element for a vehicle sales facility located at the northeast corner of the intersection of Dale Drive and West Dublin-Granville Road in the BSC Commercial District. She said this Minor Project Review application is proposed in accordance with Zoning Code Section 153.066(G). She said the building is located west of the Wendy's headquarters. She explained that this proposal includes removing the pitched cedar shake roof along the southern portion of the building, and recladding the brick façade on the same portion of the building with limestone panels. She stated that two new wall signs are proposed on the south and west building façades, facing West Dublin-Granville Road and Dale Drive, respectively.

John Oney, Architectural Alliance Ltd., applicant, said that two alternatives were submitted with this proposal. He explained that Cadillac requires essential branding elements for both the interior and exterior of the building. He said the updates to the building do not include updating the existing floor plan. He said Cadillac requires that all of the glass be clear with clear aluminum frames. He said the existing brick around the remaining portion of the building would be painted to match the limestone portion under Cadillac's branding requirements. He noted that the architectural context of the building, the brick and dark glass and frames of Wendy's national headquarters might better meet the Bridge Street Corridor objectives by

permitting only the glass around the entry to be clear and requiring the existing brick to remain unpainted. He stated that 16x24 limestone panels will be used to clad the southern portion of the building which will be sealed with silicone caulk that matches the limestone. He said there will be a small canopy over the stairs on the west side of the building. He said Cadillac's preferred alternative shows the entry portal relocated to the southwest corner of the building facing West Dublin-Granville Road. Capitol Cadillac prefers the Portal facing south towards Dale Drive because customers tend to approach from that direction. He said the building will be 100 percent brick, stone and glass in both alternatives.

Steve Langworthy asked for clarification regarding the two scenarios. Mr. Oney said that two options were presented to the ART to demonstrate the application of Cadillac's branding requirements (the first alternative), and the applicant's desire to demonstrate consistency with the Code requirements and existing development (the second alternative). He stated that the ART would need to condition the preferred alternative if the second alternative were selected so the applicant could take that back to Cadillac.

Ray Harpham asked the applicant to identify the accessible building entrance in each alternative. Mr. Oney said the accessible entrance will continue to be the east entrance where the ramp already exists.

Mr. Harpham asked if the south-facing entrance is accessible. Mr. Oney said no, there are stairs at the south and west entrances. Christian Hahn, General Manager of Capitol Cadillac, said there is a ramp at the east entrance with parking.

Mr. Harpham said the main entrance is required to be handicap accessible, per the ICC A117.1 Accessible and Usable Buildings and Facilities Code. He said making the south side accessible will meet the code requirements; 60 percent of the entrances need to be handicap accessible.

Jeff Tyler said the placement of an additional handicap accessible entrance will need to be studied by the applicant.

Barb Cox inquired if modifications to the ground sign is part of this application. Mr. Hahn said that the ground sign will be submitted as a separate application.

Ms. Cox inquired if the entrance location on either the south or west sides of the building matters per the Bridge Street Code. Ms. Ray said the front door needs to face a right-of-way, which would include both the south and west sides.

Mr. Harpham asked if the proposed sliding doors on the main entrance will be break-away for safety reasons. Mr. Oney said yes.

Alan Perkins said the colors of the address numbers will need to contrast with the building so they are visible from West Dublin-Granville Road.

Ms. Ray asked if the tree in the front of the building will be removed. Mr. Oney said the landscaping will be modified, including the potential replacement of some of the existing trees.

Ms. Ray stated that all landscape modifications need to be reviewed as part of this application. She asked Mr. Oney to be prepared to discuss the handicap accessibility during the February 14 ART meeting.

Ms. Ray said she will condition the building to remain unpainted, to add contrast. She said she will also condition the windows remain bronze glass and frames.

Ms. Ray said Code signs to not exceed 15 feet from grade; the proposed signs are approximately 19 feet from grade. She said the sign placement will either need to be modified, or the applicant will need to seek approval of either an Administrative Departure or a Waiver from the Planning and Zoning Commission, depending on the magnitude of the departure from the 15-foot height limit. She said she would research the signs further and follow up with the applicant prior to next week's meeting.

Mr. Langworthy confirmed that there were no further comments on the application at this time. He thanked the applicant for attending and confirmed that the ART would make a determination on this application at the ART meeting on February 14 provided the issues raised at this meeting were addressed.

### **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 January 24, 2013 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.