



City of Dublin

Land Use and Long
Range Planning

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ADMINISTRATIVE REVIEW TEAM

RECORD OF DETERMINATION

FEBRUARY 14, 2012

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

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

Proposal:	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.
Request:	This Minor Project Review application is proposed in accordance with Zoning Code Section 153.066(G).
Applicant:	John Oney, Architectural Alliance Ltd.
Planning Contact:	Rachel Ray, AICP, Planner II
Contact Information:	(614) 410-4656; rray@dublin.oh.us

DETERMINATION: Approval of this application for Minor Project Review with three conditions.

1. That the applicant construct "Scheme B" with the main building entrance on the west side of the building facing Dale Drive; and
2. That the existing brick be left unpainted to break up the building's massing and provide greater visual interest; and
3. That the windows use bronze glass and framing except for the glass around the entry to reduce the sun's glare to the building's interior and to better meet the intent of the Bridge Street District regulations by coordinating with the architectural character of adjacent development including the Wendy's headquarters building.

The Administrative Review Team recommends that the Planning and Zoning Commission consider **approval** of the following Site Plan Waiver:

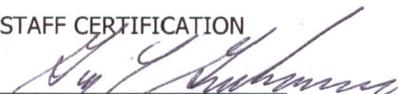
1. Sign height exceeding 15 feet above grade (18 feet, 6 inches on Dale Drive and 19 feet, 9.5 inches on West Dublin-Granville Road).

The Administrative Review Team recommends that the Planning and Zoning Commission consider **disapproval** of the following Site Plan Waiver:

2. Sign area exceeding 50 square feet on Dale Drive (77 square feet total) and exceeding 37.25 square feet on West Dublin-Granville Road (77 square feet total).

RESULT: This application for Minor Project was approved, and recommendations were forwarded to the Planning and Zoning Commission for the two Site Plan Waiver requests.

STAFF CERTIFICATION



Gary Gunderman
Planning Manager