



**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**

**MAY 16, 2013**

**Attendees**

Steve Langworthy, Director of Land Use and Long Range Planning; Rachel Ray, Planner II; Justin Goodwin, Planner II; Dan Phillabaum, Senior Planner; Jennifer Rauch, Planner II; Gary Gunderman, Planning Manager; Alan Perkins, Fire Marshal; Jeff Tyler, Director of Building Standards; Barb Cox, Engineering Manager; Colleen Gilger, Economic Development Manager; Fred Hahn, Director of Parks and Open Space; Steve Farmer, Police Lieutenant; Ray Harpham, Commercial Plans Examiner; Kristin Yorke, Civil Engineer; Tammy Noble-Flading, Senior Planner; Teri Umbarger, BHDP Architects; Bryan Sutherly, Hixon Architects; Kevin Michel, Nestle Finance and Control Manager; and Flora Rogers, Administrative Assistant.

Steve Langworthy called the meeting to order.

**Case Introductions**

None

**Determinations**

**1. 13-042ARB-MPR – BSC Historic Residential District – Sharpin Residence –  
134 S. Riverview Street**

Jennifer Rauch said this is a request for modifications to an existing single-family home, including a deck replacement, new pergola, and new front porch, on the east side of South Riverview Street between Pinney Hill Lane and Short Street.

Ms. Rauch said this was introduced at the ART last week and they addressed the issue of identifying the front setback and the floodplain with a condition of approval.

Ms. Rauch said the changes being made will be similar to the other side of this unit. She identified the building materials as matching the existing roof, cedar boards to match the trim and railings.

Mr. Langworthy asked that they provide a color pallet, samples and any specs on the materials for the ARB to review. Ms. Rauch said it would be included details for the ARB.

Ray Harpham asked to verify the height of the stairs, if the stairs are more than 12 feet in height than the state requirement is to provide a landing at midpoint of the stairs. Ms. Rauch said it would be added as a condition.

Mr. Langworthy asked if there were any further concerns. [There were none.]

Ms. Rauch said they recommend approval to the Architectural Review Board of this application for Minor Project Review with two conditions:

1. The applicant provide a revised site plan verifying the front setback and the floodplain limits as part of the building permit review; and
2. That the applicant provide the height of the stairs and if the stairs are more than 12 feet in height that the stairs be revised to include a landing at mid point.

Mr. Langworthy 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 recommendation of approval of this application will be forwarded to the Architectural Review Board.

## **2. 13-036WID-DP – ID-1 – Ohio University Heritage College of Medicine – Site & Architectural Modifications – 7001, 7003 Post Road**

Dan Phillabaum said this is a proposal for architectural modifications to three existing buildings and associated site modifications, including the elimination of portions of an existing parking lot and the addition of landscape enhancements for this 14.85 acre college campus at the southwest corner of the intersection of Eiterman Road and Post Road.

Mr. Phillabaum presented a graphic outlining the comments submitted by each ART review entity, including bicycle parking, signs, building addresses, utilities, fire hydrant accessibility, site accessibility, and ADA accessibility as outlined in the ART report.

Teri Umbarger, representing the applicant, said they are working on changing the building addresses.

Mr. Phillabaum said the items related to the lab building and the requirements of storm water are under the purview of the City of Columbus Water Division.

Mr. Phillabaum said there is an Administrative Departure needed for bicycle parking requirements. He said Planning has evaluated the purpose of the requirement and the nature of the proposed campus to determine the appropriate number of bicycle spaces for this user, finding that this is an extension campus that will function more closely to a community college campus than a traditional campus. He said there is no student housing nearby and students will predominantly arrive by car; and the routine of the medical students will involve clinical rotations, residencies and other training that will require travel by car. He stated that the use is similar to medical offices, in that visitors will not typically arrive by bicycle.

Mr. Phillabaum said the bicycle parking requirements in the West Innovation Districts make no distinction of requirements for different land uses. He explained that after comparing bicycle parking requirements from several sources that vary by use they found the Bridge Street Code requires one space per 20 vehicular parking spaces for civic, public, and institutional uses and would result in a requirement of 21 spaces. Mr. Phillabaum stated that the *21<sup>st</sup> Century Land Development Code* recommended bicycle parking ratio for School or University buildings is one space per 10 students. He said that, each year, a class of 50 medical students will be trained and complete four years of education out of this facility, for a maximum of 200 students present at any given time, resulting in a requirement of 20 bicycle parking spaces. He said based on the nature of the proposed use and these findings related to typical bicycle parking

requirements for this specific use, Planning recommends approval of an Administrative Departure to reduce the required number of bicycle parking from 28 to 20 spaces.

Mr. Phillabaum said approval is recommended for this Development Plan application consistent with the comments outlined in the ART report, with one Administrative Departure from Section 153.040(H)(1) to reduce the number of required bicycle parking spaces from 28 to 20 to be located and installed consistent with the provisions of this section.

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

### **3. 13-037WID-DP – ID-1 – Nestlé QAC Expansion – Site & Architectural Modifications – 6625 Eiterman Road**

Justin Goodwin said the applicants present were Bryan Sutherly, with Hixon Architects and Kevin Michel, Nestle's Finance and Control Manager. He said this a request for a 32,000-square-foot microbiology lab addition and associated site improvements to the Nestle' Quality Assurance Center. He said the site is located to the west of Eiterman Road and south of the South Fork Indian Run in the West Innovation District.

Mr. Goodwin presented an overview of the site plan and the comments addressed in the ART Report, including fences, landscape requirements, tree preservation, open space and greenways, utilities, parking requirements, parking adjustments, bicycle parking, loading areas, signs, site lighting, circulation and access, and fire requirements.

Mr. Goodwin said there are several Engineering items that will need attention prior to this project obtaining approvals during the building permit review process and they were also described in the ART report.

Mr. Goodwin said a tree waiver will be presented to City Council on May 20<sup>th</sup> for a tree-for-tree replacement that provides for all replacement inches of the six land mark trees to be removed.

Mr. Goodwin said approval is recommended for this Development Plan Application consistent with the comments outlined in the ART report, and contingent upon approval of a tree replacement waiver by City Council.

Mr. Langworthy 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.

#### **Case Review**

None

#### **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 May 9, 2013 meeting minutes. Mr. Langworthy accepted the minutes into the record. Mr. Langworthy confirmed there were no further items of discussion and adjourned the meeting.